

Executive Summary Report

Characteristics-Based Market Adjustment for 2004 Assessment Roll

Area Name / Number: Crossroads, Rosemont / 91

Previous Physical Inspection: 1998

Sales - Improved Summary:

Number of Sales: 633

Range of Sale Dates: 1/2002 - 12/2003

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2003 Value	\$129,300	\$207,300	\$336,600	\$357,400	94.2%	9.04%
2004 Value	\$138,000	\$216,000	\$354,000	\$357,400	99.0%	8.84%
Change	+\$8,700	+\$8,700	+\$17,400		+4.8%	-0.20%
% Change	+6.7%	+4.2%	+5.2%		+5.1%	-2.21%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.20% and -2.21% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2003 Value	\$133,200	\$203,700	\$336,900
2004 Value	\$142,100	\$212,600	\$354,700
Percent Change	+6.7%	+4.4%	+5.3%

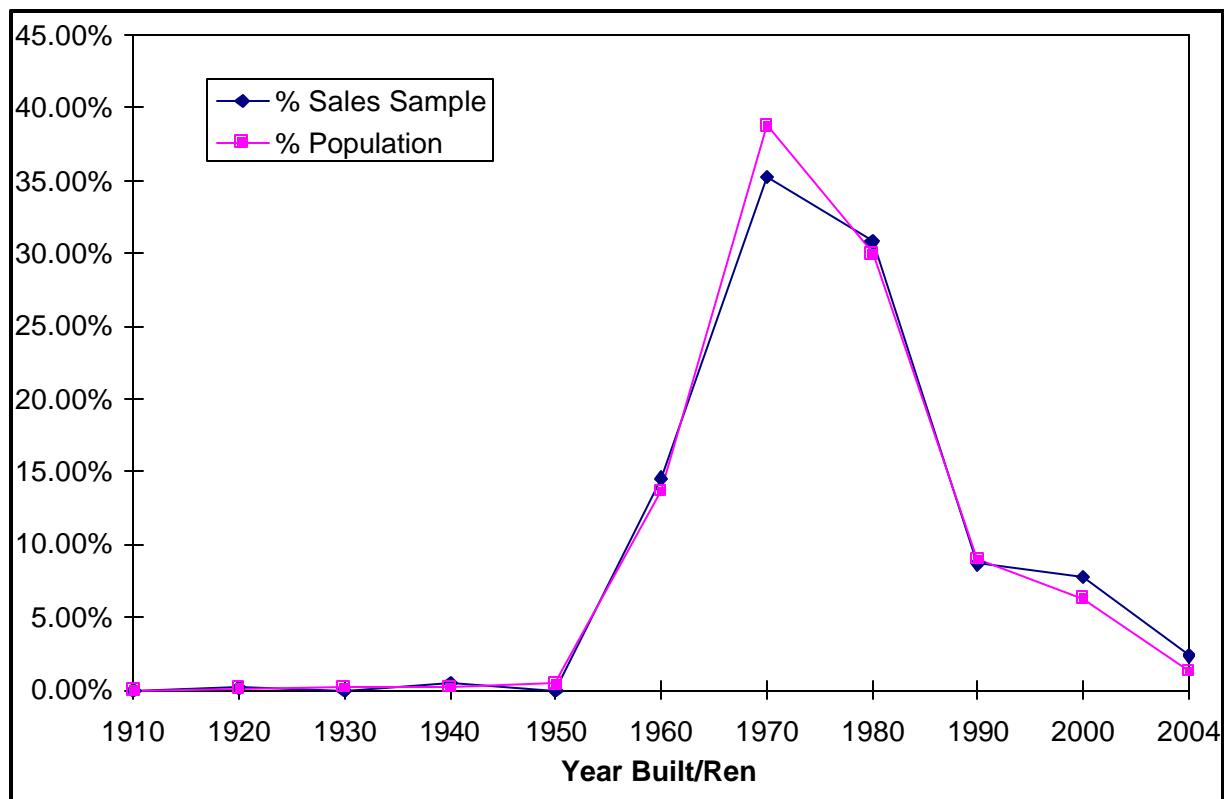
Number of one to three unit residences in the Population: 6142

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the only adjustment needed was the overall adjustment except for improvements renovated or new construction built between 1990 and 2000. The analysis results indicated no adjustment was necessary for this group. The overall adjustment was applied to 92% of the population thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

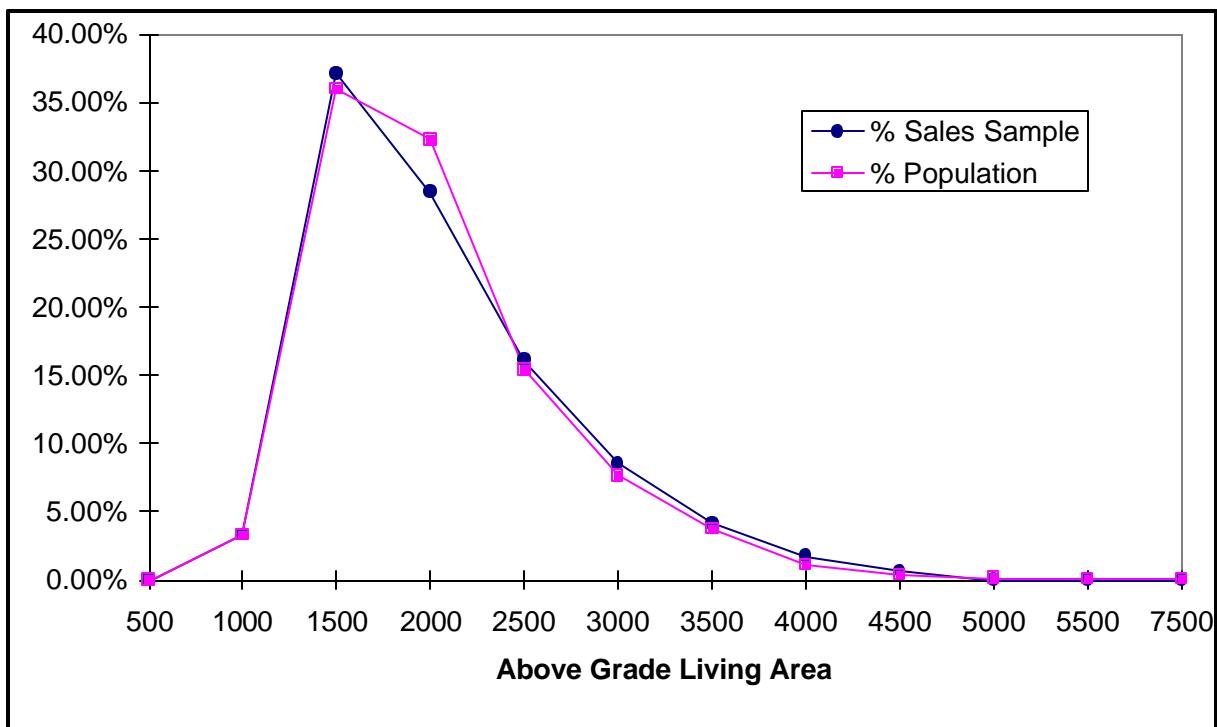
Sales Sample			Population		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	0	0.00%	1910	0	0.00%
1920	1	0.16%	1920	7	0.11%
1930	0	0.00%	1930	12	0.20%
1940	3	0.47%	1940	14	0.23%
1950	0	0.00%	1950	28	0.46%
1960	92	14.53%	1960	839	13.66%
1970	223	35.23%	1970	2381	38.77%
1980	195	30.81%	1980	1841	29.97%
1990	55	8.69%	1990	552	8.99%
2000	49	7.74%	2000	388	6.32%
2004	15	2.37%	2004	80	1.30%
	633			6142	



Sales of new homes built in the last ten years are over-represented in this sample. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

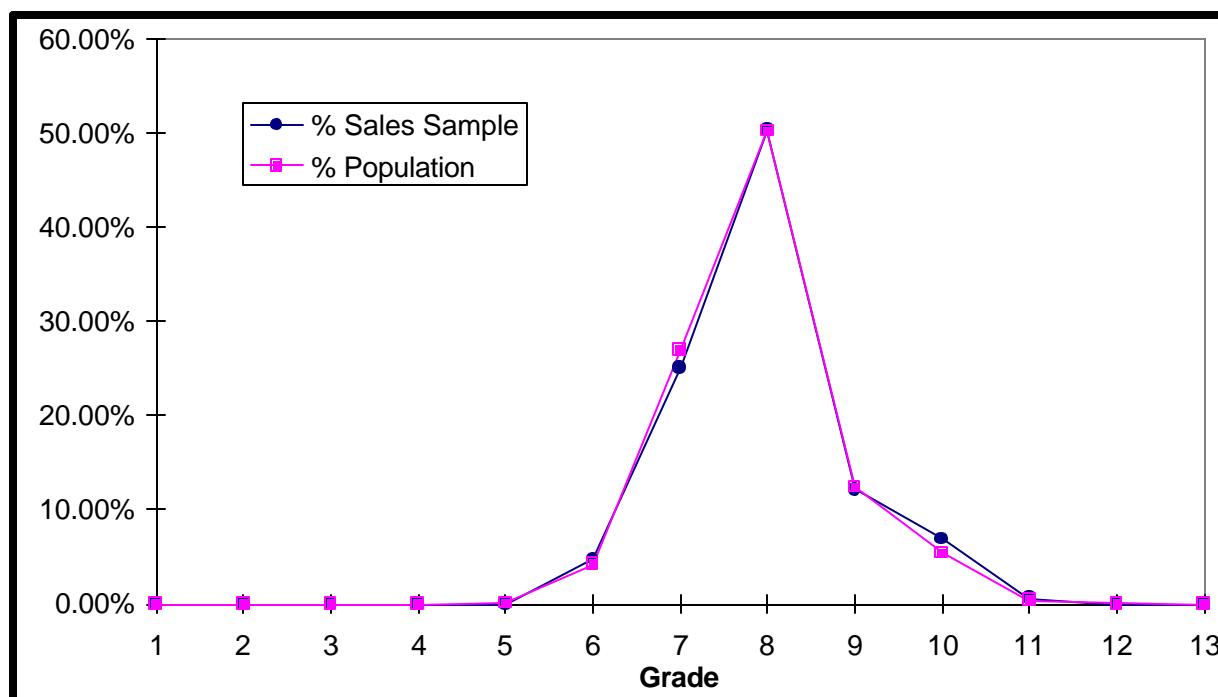
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	0	0.00%
1000	21	3.32%	1000	203	3.31%
1500	235	37.12%	1500	2209	35.97%
2000	180	28.44%	2000	1982	32.27%
2500	102	16.11%	2500	946	15.40%
3000	54	8.53%	3000	468	7.62%
3500	26	4.11%	3500	231	3.76%
4000	11	1.74%	4000	66	1.07%
4500	4	0.63%	4500	24	0.39%
5000	0	0.00%	5000	7	0.11%
5500	0	0.00%	5500	3	0.05%
7500	0	0.00%	>=7500	3	0.05%
	633			6142	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

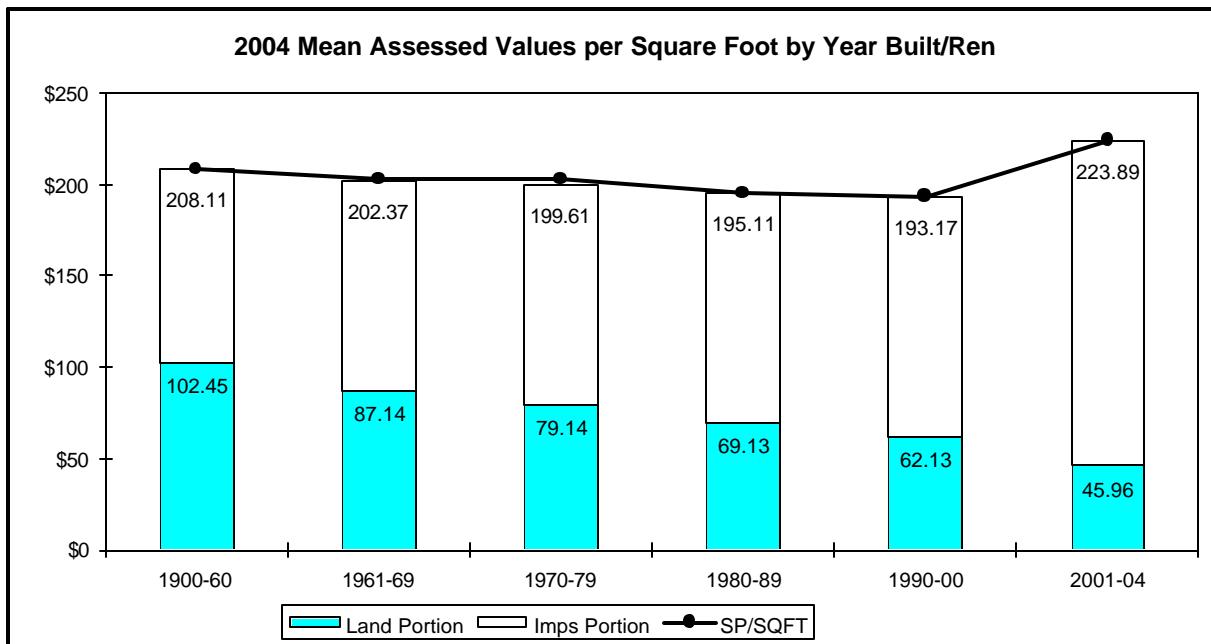
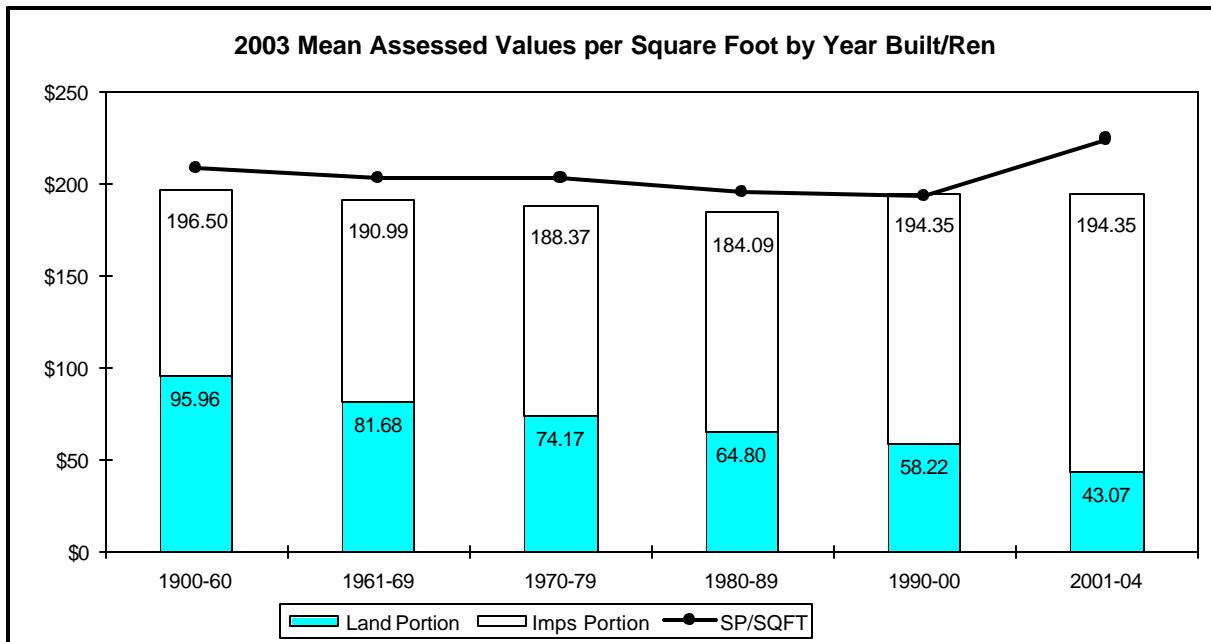
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	0	0.00%	5	9	0.15%
6	30	4.74%	6	259	4.22%
7	159	25.12%	7	1660	27.03%
8	319	50.39%	8	3089	50.29%
9	77	12.16%	9	763	12.42%
10	44	6.95%	10	334	5.44%
11	4	0.63%	11	25	0.41%
12	0	0.00%	12	2	0.03%
13	0	0.00%	13	1	0.02%
		633			6142



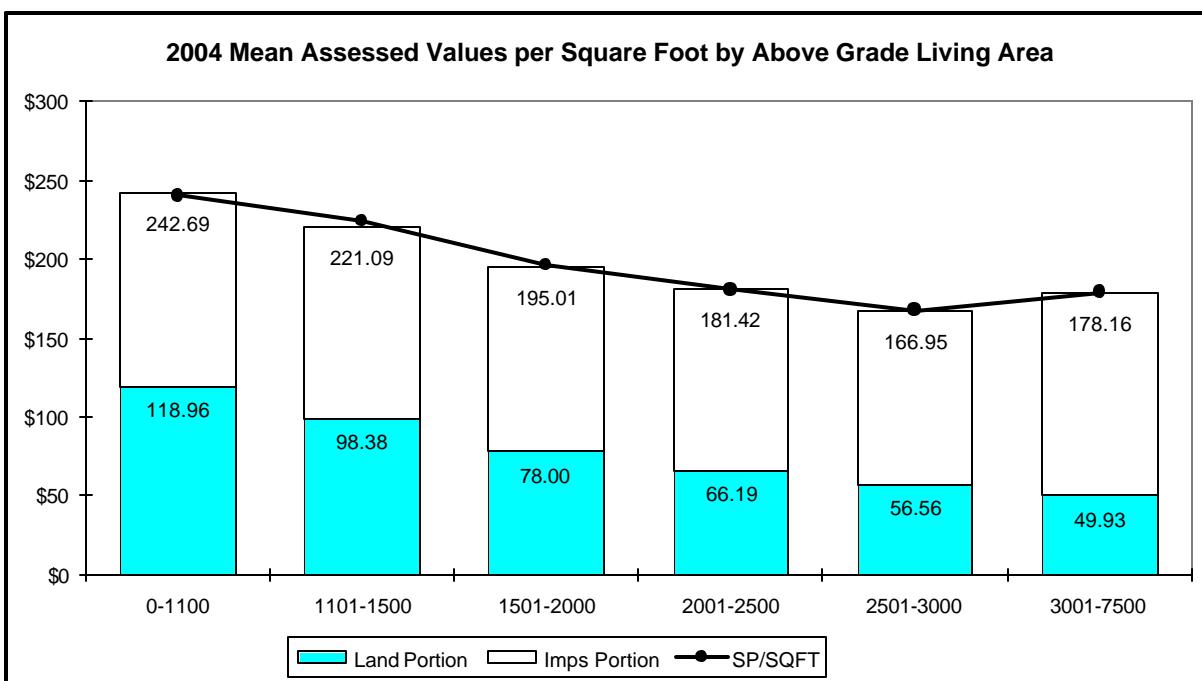
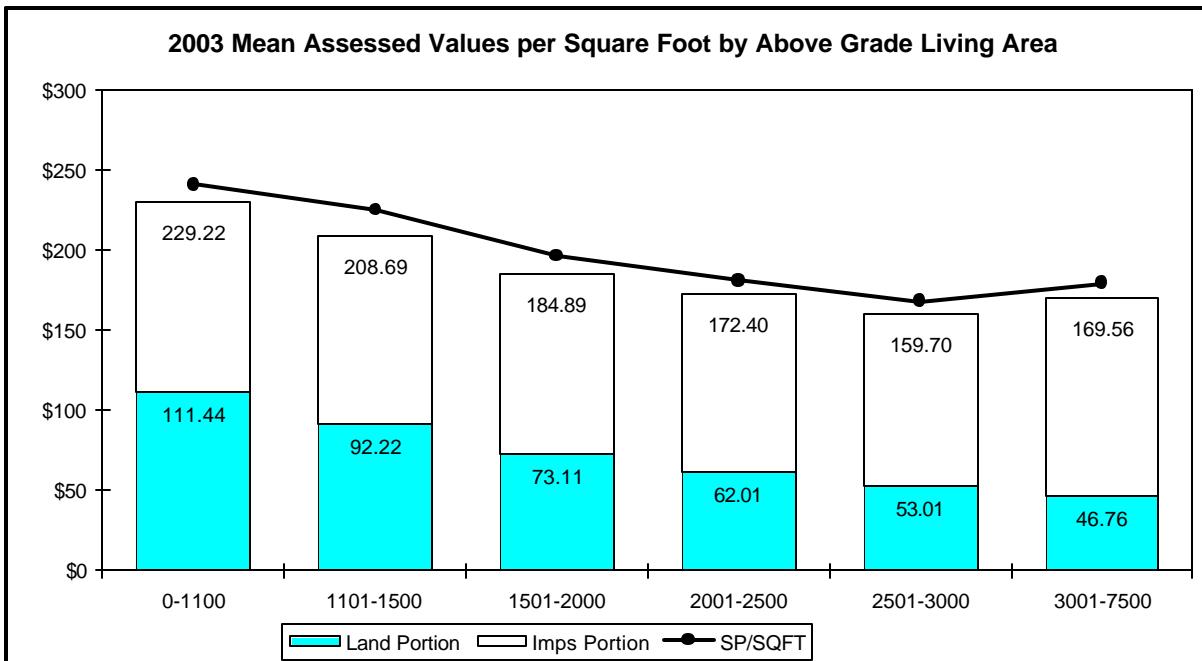
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2003 and 2004 Per Square Foot Values
By Year Built or Year Renovated***



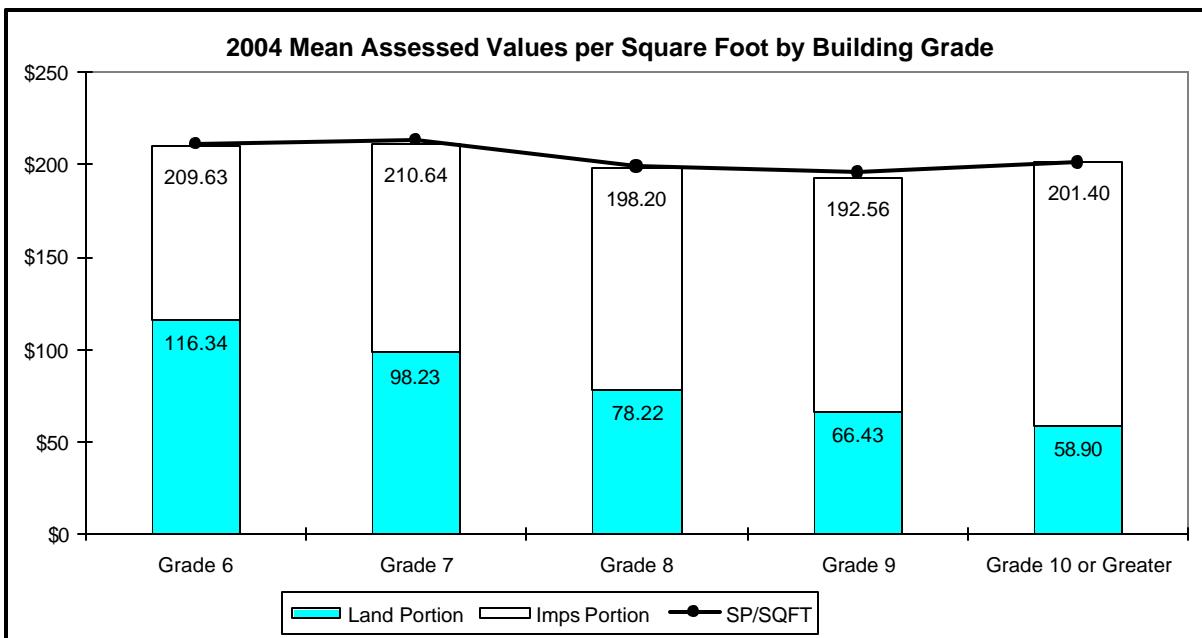
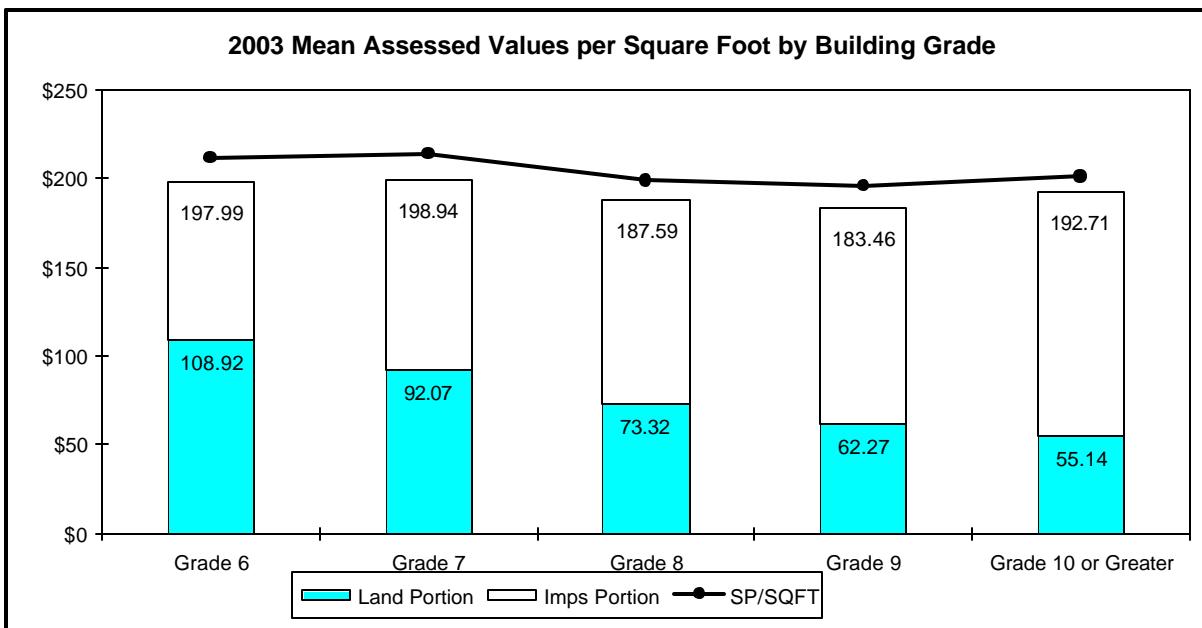
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2002 through 11/4/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database. Additional studies were preformed January 13th, 2004 to test the resultant assessment level using later 2003 sales. There were 47 additional usable improved sales. The weighted mean ratio of 0.990 did not change for single-family residences.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

Based on the 9 usable land sales available in the area, and their 2003 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall +6.7% increase in land assessments in the area for the 2004 Assessment Year. The formula is:

$$2004 \text{ Land Value} = 2003 \text{ Land Value} \times 1.07, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 633 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that the only adjustment needed was the overall adjustment except for improvements renovated or new construction built between 1990 and 2000. The analysis results indicated no adjustment was necessary for this group. The overall adjustment was applied to 92% of the population thus improving equalization.

The derived adjustment formula is:

2004 Total Value = 2003 Total Value / 0.9422438 + (0.0577562) if Year Built/Renovated is between 1990-2000.

The resulting total value is rounded down to the next \$1,000, *then*:

2004 Improvements Value = 2004 Total Value minus 2004 Land Value

An explanatory adjustment table is included in this report.

Other: *If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value (Previous Roll Total * 1.052)
*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
*If “accessory improvements only,”(2004 Land Value + Previous Improvement Value * 1.00).
*If vacant parcels (no improvement value) only the land adjustment applies.
*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
*If residential properties exist on commercially zoned land, they will be valued using 2004 Total Value x 1.00.

Mobile Home Update

There are no real property Mobile homes in Area 91.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 91 Annual Update Model Adjustments

2004 Total Value = 2003 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

6.13%

YrBltRen1990- 2000	Yes
-------------------------------	------------

% Adjustment	0.00%
--------------	-------

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, improvements renovated or newly constructed between 1990-2000 would not receive any adjustment for 2004/5 annual update.

92% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 91 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.990.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
6	30	0.933	0.988	5.9%	0.987	0.988
7	159	0.929	0.983	5.9%	0.983	0.984
8	319	0.946	1.000	5.7%	0.998	1.001
9	77	0.935	0.980	4.8%	0.974	0.985
>=10	48	0.955	0.979	2.5%	0.970	0.987
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1900-1960	96	0.939	0.994	5.9%	0.994	0.994
1961-1969	218	0.939	0.995	6.0%	0.995	0.995
1970-1979	188	0.934	0.989	6.0%	0.989	0.989
1980-1989	57	0.939	0.995	6.0%	0.995	0.995
1990-2000	59	0.998	0.998	0.0%	0.998	0.998
>2000	15	0.870	0.923	6.1%	0.923	0.923
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Fair	338	0.946	0.988	4.5%	0.986	0.991
Average	278	0.937	0.992	5.9%	0.992	0.993
Good	17	0.942	0.998	5.9%	0.997	0.998
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	411	0.938	0.993	5.9%	0.993	0.994
1.5	16	0.867	0.918	5.9%	0.917	0.919
2	204	0.953	0.991	4.0%	0.987	0.994
2.5	2	0.845	0.895	6.0%	0.889	0.901
Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
0801-1100	45	0.954	1.010	5.9%	1.009	1.010
1101-1500	211	0.928	0.983	5.9%	0.983	0.984
1501-2000	180	0.941	0.993	5.5%	0.991	0.995
2001-2500	102	0.954	1.002	5.0%	0.997	1.006
2501-3000	54	0.951	0.992	4.3%	0.985	0.999
3001-7500	41	0.943	0.972	3.1%	0.962	0.981

Area 91 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.990.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

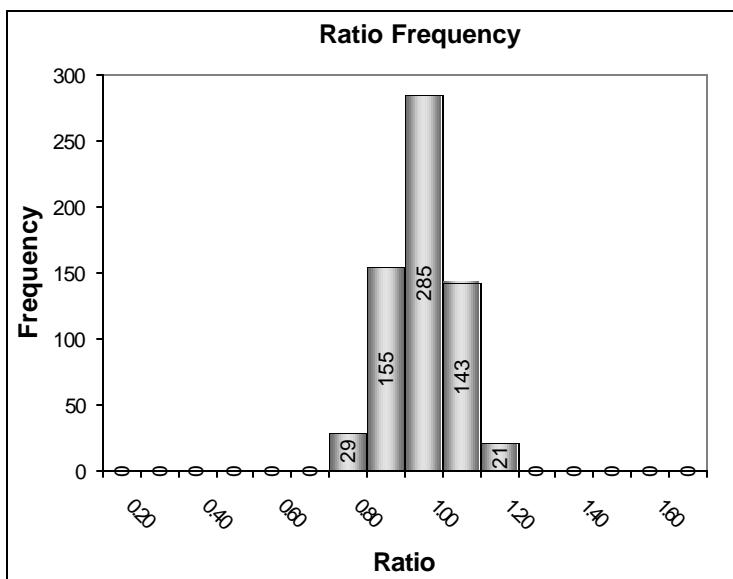
It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	584	0.940	0.988	5.1%	0.987	0.990
Y	49	0.956	1.007	5.3%	1.002	1.011
Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	633	0.942	0.990	5.1%	0.989	0.992
Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
12	245	0.943	0.993	5.4%	0.991	0.995
13	388	0.941	0.989	5.0%	0.987	0.991
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<3000	27	0.930	0.985	5.8%	0.984	0.985
03000-05000	25	0.986	1.008	2.2%	0.996	1.021
05001-08000	145	0.935	0.985	5.3%	0.982	0.987
08001-12000	325	0.945	0.995	5.2%	0.993	0.996
12001-16000	77	0.932	0.982	5.4%	0.978	0.986
16001-20000	18	0.958	1.004	4.8%	0.993	1.015
20001-30000	8	0.872	0.912	4.5%	0.894	0.929
>=30001	8	0.955	1.013	6.0%	1.012	1.013

Annual Update Ratio Study Report (Before)

2003 Assessments

District/Team: NE / Team - 1	Lien Date: 01/01/2003	Date of Report: 2/5/2004	Sales Dates: 1/2002 - 12/2003
Area 91	Appr ID: PPAG	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)		633	
Mean Assessed Value		336,600	
Mean Sales Price		357,400	
Standard Deviation AV		108,524	
Standard Deviation SP		117,138	
ASSESSMENT LEVEL			
Arithmetic Mean Ratio		0.946	
Median Ratio		0.948	
Weighted Mean Ratio		0.942	
UNIFORMITY			
Lowest ratio		0.711	
Highest ratio:		1.188	
Coefficient of Dispersion		7.19%	
Standard Deviation		0.086	
Coefficient of Variation		9.04%	
Price Related Differential (PRD)		1.005	
RELIABILITY			
95% Confidence: Median			
Lower limit		0.939	
Upper limit		0.955	
95% Confidence: Mean			
Lower limit		0.940	
Upper limit		0.953	
SAMPLE SIZE EVALUATION			
N (population size)		6142	
B (acceptable error - in decimal)		0.05	
S (estimated from this sample)		0.086	
Recommended minimum:		12	
Actual sample size:		633	
Conclusion:		OK	
NORMALITY			
Binomial Test			
# ratios below mean:		311	
# ratios above mean:		322	
Z:		0.437	
Conclusion:		Normal*	
*i.e. no evidence of non-normality			



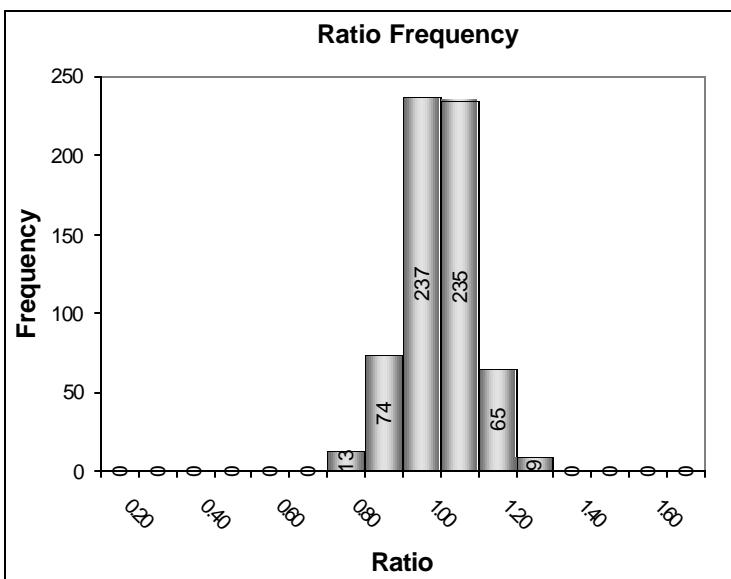
COMMENTS:

1 to 3 Unit Residences throughout area 91

Annual Update Ratio Study Report (After)

2004 Assessments

District/Team: NE / Team - 1	Lien Date: 01/01/2004	Date of Report: 2/5/2004	Sales Dates: 1/2002 - 12/2003
Area 91	Appr ID: PPAG	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	633		
Mean Assessed Value	354,000		
Mean Sales Price	357,400		
Standard Deviation AV	110,514		
Standard Deviation SP	117,138		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.997		
Median Ratio	0.997		
Weighted Mean Ratio	0.990		
UNIFORMITY			
Lowest ratio	0.754		
Highest ratio:	1.258		
Coefficient of Dispersion	7.01%		
Standard Deviation	0.088		
Coefficient of Variation	8.84%		
Price Related Differential (PRD)	1.007		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.989		
Upper limit	1.006		
95% Confidence: Mean			
Lower limit	0.990		
Upper limit	1.004		
SAMPLE SIZE EVALUATION			
N (population size)	6142		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.088		
Recommended minimum:	12		
Actual sample size:	633		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	316		
# ratios above mean:	317		
Z:	0.040		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 91

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 91
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	329830	0210	4/18/03	\$235,000	940	0	6	1959	4	7590	N	N	1379 165TH AV NE
012	329820	0550	3/27/03	\$230,800	940	0	6	1959	4	7700	N	N	927 166TH AV NE
012	329830	0330	3/5/03	\$224,500	940	0	6	1959	3	8250	N	N	16422 NE 13TH ST
012	329820	1530	1/28/03	\$220,480	940	0	6	1959	3	7300	N	N	16672 NE 12TH ST
012	329820	1110	8/17/02	\$219,500	940	0	6	1959	4	7560	N	N	929 168TH AV NE
012	329820	1520	3/31/03	\$220,000	940	0	6	1959	3	7300	N	N	16668 NE 12TH ST
012	329820	1290	3/27/02	\$177,000	940	0	6	1959	3	7910	N	N	924 168TH AV NE
012	329820	0730	9/9/03	\$240,000	990	0	6	1959	3	7500	N	N	934 166TH AV NE
012	329830	0400	9/10/03	\$239,000	990	0	6	1959	4	7590	N	N	1352 164TH PL NE
012	329820	0650	3/10/03	\$225,000	990	0	6	1959	4	7700	N	N	16511 NE 12TH ST
012	329820	1270	4/26/03	\$226,500	990	0	6	1959	3	7700	N	N	936 168TH AV NE
012	329820	0050	11/1/02	\$210,000	990	0	6	1959	4	5500	N	N	16408 NE 10TH PL
012	329830	0580	2/12/02	\$202,500	990	0	6	1959	3	7260	N	N	1341 164TH PL NE
012	329820	0730	3/22/02	\$208,900	990	0	6	1959	3	7500	N	N	934 166TH AV NE
012	329820	1120	10/21/02	\$198,000	990	0	6	1959	3	7630	N	N	935 168TH AV NE
012	329820	0400	10/20/02	\$254,500	1040	0	6	1959	4	7000	N	N	916 164TH PL NE
012	329830	0350	6/26/03	\$232,000	1110	0	6	1959	4	7590	N	N	1318 164TH PL NE
012	329820	0240	6/18/03	\$243,000	1120	0	6	1959	4	4950	N	N	884 164TH PL NE
012	329820	0660	10/18/02	\$245,000	1130	0	6	1959	3	8360	N	N	16503 NE 12TH ST
012	329820	0770	10/24/03	\$247,000	1210	0	6	1959	5	7500	N	N	910 166TH AV NE
012	329820	1130	2/20/03	\$228,000	1210	0	6	1959	3	9775	N	N	941 168TH AV NE
012	329820	0210	7/16/03	\$224,500	1210	0	6	1959	4	7500	N	N	866 164TH PL NE
012	329820	0780	3/17/03	\$225,000	1210	0	6	1959	4	8000	N	N	16608 NE 9TH ST
012	329830	0250	3/13/03	\$215,950	1210	0	6	1959	3	7590	N	N	1353 165TH AV NE
012	329820	0600	8/2/03	\$208,000	1230	0	6	1959	4	7500	N	N	1021 165TH PL NE
012	329820	1230	11/1/02	\$230,000	1240	0	6	1959	3	7140	N	N	1012 167TH PL NE
012	329820	0320	3/7/02	\$215,000	1250	0	6	1959	4	7400	N	N	16421 NE 12TH ST
012	404010	0230	9/26/02	\$249,950	1020	370	7	1962	3	7344	N	N	14514 MAIN ST
012	403780	0205	10/16/02	\$273,100	1020	350	7	1958	4	9000	N	N	16254 NE 2ND ST
012	403820	0490	8/26/03	\$305,000	1020	970	7	1959	5	7950	N	N	63 158TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 91
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	403850	0390	8/13/02	\$300,500	1020	970	7	1959	3	7500	N	N	16509 NE 5TH ST
012	403770	0200	10/31/02	\$265,000	1020	370	7	1958	4	8284	N	N	15916 NE 1ST ST
012	403770	0210	12/20/02	\$243,000	1020	0	7	1958	3	9375	N	N	15932 NE 1ST ST
012	403820	0690	6/19/03	\$236,000	1020	860	7	1959	3	7705	N	N	15703 NE 1ST PL
012	403770	0100	2/27/03	\$275,000	1030	0	7	1958	3	9072	N	N	16217 NE 1ST ST
012	156080	0190	10/1/03	\$309,000	1030	870	7	1962	4	6930	N	N	612 153RD AV NE
012	403770	0100	8/6/02	\$230,000	1030	0	7	1958	3	9072	N	N	16217 NE 1ST ST
012	403820	0420	1/23/02	\$246,500	1030	760	7	1959	4	9200	N	N	15735 NE 1ST ST
012	403820	0640	12/26/02	\$279,950	1050	990	7	1959	4	8250	N	N	15613 NE 1ST PL
012	403820	0770	7/14/03	\$276,000	1050	990	7	1959	4	12070	N	N	15662 MAIN ST
012	403780	0340	4/8/02	\$260,750	1080	920	7	1958	4	8640	N	N	116 164TH AV NE
012	403770	0015	1/9/03	\$274,950	1080	990	7	1959	4	9525	N	N	15929 NE 1ST ST
012	403820	0410	8/21/02	\$250,000	1080	990	7	1959	4	9440	N	N	15727 NE 1ST ST
012	404080	0160	6/4/03	\$229,950	1100	0	7	1967	4	7820	N	N	1233 168TH AV NE
012	403870	0220	12/24/02	\$298,000	1100	940	7	1961	4	8560	N	N	16858 NE 6TH ST
012	403850	0530	10/17/02	\$277,000	1150	1030	7	1959	3	7935	N	N	608 165TH AV NE
012	403820	0790	4/28/03	\$293,168	1170	420	7	1959	4	7700	N	N	15650 MAIN ST
012	403850	0180	3/5/03	\$275,500	1170	400	7	1959	4	8625	N	N	617 165TH AV NE
012	403870	0290	12/27/02	\$255,000	1170	500	7	1960	4	8023	N	N	16802 NE 6TH ST
012	403770	0040	3/25/03	\$270,000	1180	940	7	1958	4	8720	N	N	15967 NE 1ST ST
012	194490	0100	4/22/03	\$280,000	1190	520	7	1966	3	8190	N	N	12 151ST PL NE
012	403830	0110	11/6/02	\$282,950	1190	1060	7	1960	3	8360	N	N	111 156TH AV NE
012	572801	0160	4/19/03	\$280,000	1190	600	7	1973	3	7280	N	N	508 154TH AV NE
012	404080	0100	6/11/02	\$248,000	1200	0	7	1966	3	7200	N	N	1409 168TH AV NE
012	352505	9021	3/28/02	\$255,000	1210	0	7	1977	3	13601	N	N	510 156TH AV NE
012	404040	0150	2/11/03	\$266,000	1220	1080	7	1960	3	8800	N	N	15411 NE 3RD PL
012	403880	0110	10/25/02	\$331,000	1220	340	7	1961	4	11405	Y	N	511 172ND PL NE
012	511950	0080	9/17/02	\$325,000	1230	1120	7	1966	4	8856	N	N	14512 NE 4TH ST
012	404080	0370	9/8/03	\$265,000	1230	0	7	1963	3	7500	N	N	1241 169TH PL NE
012	404080	0350	9/26/02	\$242,500	1230	0	7	1966	3	14140	N	N	16925 NE 14TH ST
012	403780	0145	9/23/03	\$270,000	1240	0	7	1958	4	9102	N	N	16209 NE 3RD ST

Improved Sales Used in this Annual Update Analysis
Area 91
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	403860	0020	1/29/02	\$330,000	1240	1060	7	1960	4	9000	N	N	20 164TH AV NE
012	403870	0970	6/25/03	\$356,000	1240	400	7	1960	3	8800	Y	N	17145 NE 5TH PL
012	403820	0320	10/8/03	\$255,500	1270	0	7	1959	3	8400	N	N	15734 NE 1ST ST
012	404060	0160	2/6/02	\$303,000	1270	1270	7	1962	3	8800	N	N	313 152ND PL NE
012	156080	0460	8/14/03	\$360,000	1280	470	7	1963	3	9900	N	N	664 154TH AV NE
012	403820	0330	11/12/02	\$247,000	1280	0	7	1959	3	8400	N	N	15740 NE 1ST ST
012	363100	0130	2/27/03	\$239,000	1280	0	7	1967	3	8850	N	N	1428 166TH PL NE
012	404010	0550	9/30/02	\$310,000	1290	1200	7	1962	4	7370	N	N	311 145TH PL NE
012	363100	0150	5/3/02	\$248,000	1300	0	7	1936	5	10275	N	N	1444 166TH PL NE
012	403820	0730	7/22/03	\$269,000	1300	0	7	1959	3	10890	N	N	15729 NE 1ST PL
012	403820	0710	8/5/03	\$258,990	1300	0	7	1959	3	9144	N	N	15715 NE 1ST PL
012	404060	0030	9/26/02	\$265,800	1300	0	7	1961	4	7470	N	N	15231 NE 3RD ST
012	403820	0580	5/1/02	\$252,500	1300	0	7	1959	3	8250	N	N	15634 NE 1ST PL
012	403820	0380	7/23/03	\$240,000	1300	0	7	1959	3	8250	N	N	15703 NE 1ST ST
012	404020	0010	1/14/02	\$339,980	1310	600	7	1963	4	9570	N	N	14553 NE 4TH PL
012	403850	0600	9/17/03	\$235,000	1310	0	7	1959	4	7700	N	N	16518 NE 5TH ST
012	403870	0270	4/10/03	\$255,000	1310	0	7	1960	5	9072	N	N	16818 NE 6TH ST
012	403800	0055	8/15/02	\$264,950	1320	0	7	1959	4	7076	N	N	16240 NE 3RD PL
012	403850	0740	2/10/03	\$264,000	1320	0	7	1959	4	8175	N	N	648 166TH AV NE
012	404010	0570	2/5/03	\$280,400	1320	570	7	1962	3	7875	N	N	14519 NE 4TH ST
012	404060	0340	4/3/03	\$300,000	1320	740	7	1962	4	9240	N	N	15219 NE 3RD PL
012	403850	0200	7/30/02	\$273,750	1320	400	7	1959	3	8316	N	N	603 165TH AV NE
012	404010	0330	11/25/02	\$269,900	1320	460	7	1962	4	9180	N	N	14504 NE 2ND PL
012	404060	0300	6/27/02	\$250,000	1320	690	7	1961	3	8250	N	N	15238 NE 3RD ST
012	156080	0070	5/21/03	\$338,000	1330	1200	7	1962	3	8008	N	N	15201 NE 6TH PL
012	404060	0200	8/25/03	\$342,000	1350	700	7	1961	3	7728	N	N	155 152ND PL NE
012	403850	0280	8/21/03	\$255,990	1360	0	7	1960	4	7140	N	N	438 164TH AV NE
012	403850	0040	12/31/02	\$248,000	1360	0	7	1960	4	7630	N	N	627 164TH PL NE
012	403820	0510	4/12/02	\$250,000	1360	0	7	1959	3	8905	N	N	15740 NE 1ST PL
012	156080	0320	6/26/02	\$265,000	1360	1010	7	1962	3	8560	N	N	15323 NE 7TH PL
012	403850	0220	7/16/02	\$264,000	1370	0	7	1960	4	8400	N	N	16406 NE 6TH ST

Improved Sales Used in this Annual Update Analysis
Area 91
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	404010	0560	5/1/03	\$285,000	1380	700	7	1962	4	8364	N	N	317 145TH PL NE
012	404020	0300	2/19/02	\$297,000	1390	700	7	1964	4	7171	N	N	14522 NE 4TH ST
012	404050	0250	6/4/02	\$243,000	1390	800	7	1961	3	8250	N	N	15309 NE 1ST ST
012	403860	0460	9/2/03	\$425,000	1400	1170	7	1961	3	10488	N	N	16513 NE 1ST ST
012	404060	0230	1/14/03	\$260,000	1400	0	7	1961	3	8250	N	N	137 152ND PL NE
012	156080	0040	3/27/03	\$295,000	1410	0	7	1962	3	8750	N	N	15219 NE 6TH PL
012	403850	0920	5/29/03	\$307,500	1410	570	7	1957	4	8250	N	N	421 167TH AV NE
012	156080	0370	4/29/03	\$225,500	1410	0	7	1962	3	7650	N	N	15304 NE 7TH PL
012	403820	0300	5/9/02	\$245,000	1410	0	7	1959	3	8520	N	N	15720 NE 1ST ST
012	404080	0540	6/26/02	\$259,000	1420	0	7	1963	4	10640	N	N	1205 170TH AV NE
012	404050	0240	9/2/03	\$275,500	1430	0	7	1961	3	9020	N	N	15303 NE 1ST ST
012	403860	0070	9/22/03	\$335,000	1450	670	7	1961	3	8250	N	N	107 165TH AV NE
012	403820	0360	9/18/03	\$260,000	1450	0	7	1959	3	8250	N	N	15613 NE 1ST ST
012	403880	0650	4/16/03	\$370,000	1460	550	7	1962	3	13320	Y	N	437 171ST PL NE
012	403970	0300	3/20/03	\$438,000	1470	800	7	1964	4	9606	N	N	118 174TH PL NE
012	403970	0300	12/11/02	\$425,000	1470	800	7	1964	4	9606	N	N	118 174TH PL NE
012	403780	0210	7/10/02	\$260,000	1480	0	7	1958	4	8470	N	N	16248 NE 2ND ST
012	403850	0970	6/17/03	\$280,000	1510	0	7	1959	3	9350	N	N	513 167TH AV NE
012	403780	0170	7/10/02	\$239,500	1510	0	7	1958	3	9860	N	N	16243 NE 3RD ST
012	403800	0120	7/2/03	\$255,000	1540	0	7	1958	4	7875	N	N	16048 NE 3RD ST
012	403870	0050	10/9/03	\$252,900	1540	0	7	1960	4	8910	N	N	610 168TH AV NE
012	403820	0660	11/25/02	\$255,000	1550	0	7	1959	3	7700	N	N	15627 NE 1ST PL
012	403770	0300	8/16/02	\$282,350	1600	0	7	1958	3	8250	N	N	119 164TH AV NE
012	404020	0540	2/19/03	\$359,500	1700	1160	7	1963	4	4950	N	N	516 147TH PL NE
012	404060	0110	8/26/03	\$315,000	1730	0	7	1961	3	8509	N	N	124 152ND PL NE
012	404040	0210	10/28/02	\$290,000	1740	0	7	1961	4	8250	N	N	135 155TH AV NE
012	404020	0180	8/25/03	\$275,000	1760	0	7	1964	3	7700	N	N	14615 NE 5TH ST
012	572801	0050	8/6/03	\$280,000	1780	0	7	1973	3	7350	N	N	427 154TH AV NE
012	404040	0350	4/7/03	\$274,950	1790	0	7	1961	3	8250	N	N	134 155TH AV NE
012	403860	0180	2/21/03	\$280,000	1800	0	7	1960	3	8375	N	N	223 165TH AV NE
012	403870	0060	10/10/03	\$288,000	1800	0	7	1960	3	7315	N	N	618 168TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 91
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	403780	0310	1/7/02	\$279,950	1830	0	7	1958	4	9000	N	N	218 164TH AV NE
012	262505	9161	7/14/03	\$295,000	1850	0	7	1935	4	10520	N	N	1028 148TH AV NE
012	403820	0040	3/22/02	\$339,200	1870	1040	7	1959	4	8669	N	N	310 156TH AV NE
012	404060	0400	2/12/02	\$325,000	1880	0	7	1961	3	8250	N	N	15246 NE 3RD PL
012	156080	0550	8/1/03	\$323,400	1930	0	7	1962	3	8201	N	N	620 155TH PL NE
012	403850	0640	8/28/02	\$270,000	2040	0	7	1959	3	9200	N	N	541 166TH AV NE
012	403780	0080	6/24/02	\$267,100	2050	0	7	1959	3	9000	N	N	16245 NE 2ND ST
012	403850	0060	6/5/02	\$325,000	2060	0	7	1959	4	8000	Y	N	615 164TH PL NE
012	403850	0070	7/21/03	\$260,000	2090	0	7	1959	3	5830	N	N	614 164TH PL NE
012	262505	9131	6/22/02	\$283,500	2110	0	7	1961	4	15987	N	N	16209 NORTHUP WY
012	404020	0190	10/14/03	\$352,000	2190	0	7	1963	3	7700	N	N	14701 NE 5TH ST
012	403850	0210	8/14/03	\$276,000	2230	0	7	1959	3	8610	N	N	16416 NE 6TH ST
012	885730	0110	2/25/03	\$182,000	990	140	8	1967	3	1643	N	N	256 NE 169TH ST
012	885730	0070	4/25/03	\$195,500	990	480	8	1967	3	1581	N	N	222 169TH AV NE
012	885730	0190	9/16/02	\$185,500	990	450	8	1967	3	1552	N	N	269 169TH AV NE
012	885710	0020	6/24/02	\$229,900	1020	740	8	1967	5	1520	N	N	7 174TH PL NE
012	156220	0420	2/5/03	\$310,000	1190	910	8	1966	3	8120	N	N	1531 150TH AV NE
012	885710	0160	3/25/03	\$165,000	1200	0	8	1967	3	1055	N	N	17018 NE 2ND PL
012	885710	0200	3/1/02	\$224,814	1220	780	8	1967	4	2755	N	N	17006 NE 2ND PL
012	885720	0040	4/29/03	\$190,000	1240	0	8	1967	3	1264	N	N	229 169TH AV NE
012	156200	0090	10/29/02	\$265,000	1250	1210	8	1964	4	8400	N	N	15031 NE 12TH ST
012	156220	0490	4/10/02	\$260,000	1250	1210	8	1966	3	11340	N	N	15035 NE 16TH ST
012	505020	0070	2/18/03	\$297,000	1260	370	8	1983	3	14800	N	N	50 150TH PL NE
012	156220	0320	10/15/02	\$295,000	1290	550	8	1965	4	7250	N	N	14819 NE 14TH ST
012	156210	0060	9/24/02	\$310,000	1290	1180	8	1966	4	7875	N	N	14859 NE 13TH ST
012	156200	0080	7/5/02	\$305,000	1300	1060	8	1964	4	8560	N	N	15039 NE 12TH ST
012	885730	0030	6/7/02	\$157,500	1320	0	8	1967	3	1213	N	N	214 169TH AV NE
012	403900	0240	11/7/02	\$355,000	1330	810	8	1962	3	7980	Y	N	17140 NE 8TH PL
012	404080	0250	2/5/03	\$264,000	1350	0	8	1963	3	8000	N	N	1204 168TH AV NE
012	885710	0140	9/15/03	\$231,000	1370	0	8	1967	3	1340	N	N	17024 NE 2ND PL
012	885710	0240	5/15/03	\$207,650	1370	0	8	1967	3	1197	N	N	16928 NE 2ND PL

Improved Sales Used in this Annual Update Analysis
Area 91
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	403890	0211	3/25/02	\$279,000	1370	0	8	1962	3	9900	Y	N	805 170TH PL NE
012	143350	0170	4/5/02	\$395,000	1420	1420	8	1969	4	10150	N	N	1120 147TH PL NE
012	403910	0380	5/8/03	\$334,900	1430	640	8	1963	3	9180	N	N	1030 170TH PL NE
012	156220	0070	10/21/02	\$319,000	1430	750	8	1966	4	8320	N	N	14830 NE 16TH ST
012	156220	0500	3/15/02	\$297,000	1430	600	8	1965	3	11500	N	N	1515 151ST AV NE
012	403910	0110	2/20/02	\$286,250	1440	1150	8	1964	4	8965	N	N	1200 172ND AV NE
012	403970	0750	5/31/02	\$540,000	1450	980	8	1965	3	11022	Y	N	450 173RD PL NE
012	261960	0050	5/19/03	\$350,000	1460	700	8	1968	4	13334	N	N	14916 NE 10TH PL
012	403970	0480	3/12/03	\$399,500	1460	960	8	1973	3	9642	Y	N	257 174TH PL NE
012	403900	0010	4/25/02	\$335,000	1500	1170	8	1962	3	15660	N	N	871 171ST PL NE
012	403900	0220	4/26/02	\$298,500	1520	790	8	1962	3	7980	N	N	845 172ND AV NE
012	001120	0370	7/31/03	\$345,000	1530	0	8	1998	3	3696	N	N	15019 NE 8TH PL
012	001120	0070	10/22/02	\$318,000	1530	0	8	1998	3	3296	N	N	15150 NE 8TH PL
012	001120	0110	2/25/02	\$305,080	1530	0	8	1998	3	3024	N	N	15088 NE 8TH PL
012	001120	0310	4/19/02	\$358,500	1530	550	8	1998	3	3024	N	N	15000 NE 8TH PL
012	001120	0250	9/25/03	\$328,000	1530	0	8	1998	3	3696	N	N	15026 NE 8TH PL
012	001120	0290	7/19/03	\$325,000	1530	0	8	1998	3	3464	N	N	15012 NE 8TH PL
012	001120	0410	12/18/02	\$320,000	1530	0	8	1998	3	4488	N	N	15035 NE 8TH PL
012	329600	0040	4/15/02	\$370,000	1540	450	8	1964	3	15985	N	N	14844 NE 11TH PL
012	403880	0510	11/21/02	\$373,900	1550	570	8	1961	3	9150	Y	N	17216 NE 4TH ST
012	403890	0240	2/12/02	\$337,800	1600	440	8	1962	4	8030	N	N	821 170TH PL NE
012	261920	0070	7/22/02	\$310,000	1630	0	8	1981	3	10128	N	N	14811 NE 9TH PL
012	403890	0100	3/13/02	\$240,000	1670	0	8	1962	3	8906	N	N	811 168TH PL NE
012	403910	0350	5/10/02	\$344,950	1700	640	8	1963	4	5300	N	N	1215 172ND AV NE
012	156220	0080	7/3/03	\$321,000	1760	0	8	1965	4	11250	N	N	14836 NE 16TH ST
012	404080	0740	6/9/03	\$330,000	1800	0	8	1963	3	8800	N	N	16800 NE 11TH PL
012	261920	0060	9/2/03	\$325,000	1850	0	8	1981	3	11202	N	N	14809 NE 9TH PL
012	066340	0140	9/22/03	\$379,500	1930	660	8	1984	3	7324	N	N	613 151ST PL NE
012	403890	0340	6/18/02	\$310,000	1960	0	8	1962	4	8250	N	N	854 170TH PL NE
012	403890	0200	9/9/02	\$299,000	1960	0	8	1962	4	10925	N	N	804 168TH PL NE
012	156200	0290	11/21/02	\$307,600	2080	0	8	1964	4	7680	N	N	15032 NE 12TH ST

Improved Sales Used in this Annual Update Analysis
Area 91
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	403890	0300	5/31/02	\$304,900	2160	0	8	1962	4	8470	N	N	857 170TH PL NE
012	156210	0210	1/9/02	\$320,000	2170	0	8	1965	4	9240	N	N	15068 NE 13TH ST
012	738531	0060	7/2/03	\$385,000	2180	0	8	1977	4	13200	N	N	1318 141ST PL NE
012	329600	0120	9/27/02	\$387,500	2230	0	8	1964	4	15120	N	N	15056 NE 11TH PL
012	143350	0030	1/10/03	\$407,000	2290	0	8	1973	4	13440	N	N	14714 NE 10TH ST
012	403970	0580	2/7/03	\$470,000	2330	1200	8	1970	3	11368	Y	N	451 174TH PL NE
012	331650	0175	10/3/03	\$530,000	2370	0	8	1989	3	37846	N	N	16240 NE 6TH ST
012	691872	0040	8/21/02	\$340,000	2440	0	8	1970	3	8000	N	N	14602 NE 3RD PL
012	738530	0240	12/4/02	\$425,000	2470	0	8	1967	4	9125	N	N	14414 NE 10TH PL
012	331650	0165	5/7/03	\$475,000	2480	0	8	1978	3	37846	N	N	16220 NE 6TH ST
012	691872	0010	12/26/02	\$325,000	2520	0	8	1970	3	7500	N	N	14630 NE 3RD ST
012	738532	0030	4/5/02	\$440,000	3690	0	8	1979	3	13677	N	N	1301 140TH PL NE
012	934670	0130	5/27/03	\$322,000	1520	990	9	1978	4	11610	N	N	214 142ND AV NE
012	738520	0050	12/4/02	\$408,000	1580	1580	9	1967	4	11919	N	N	14444 NE 12TH PL
012	143370	0050	9/16/03	\$460,000	1610	1000	9	1978	4	13860	N	N	910 147TH PL NE
012	885732	0350	8/21/03	\$265,000	1690	0	9	1979	4	2531	N	N	125 168TH AV NE
012	403970	0280	10/14/03	\$445,000	1760	1640	9	1971	4	9606	N	N	206 174TH PL NE
012	885732	0120	10/24/03	\$375,000	1800	0	9	1979	4	2819	Y	N	18 168TH AV NE
012	885732	0080	4/15/02	\$320,000	1980	0	9	1979	4	2745	Y	N	108 168TH AV NE
012	738520	0150	9/26/02	\$425,000	1990	320	9	1965	4	13395	N	N	14415 NE 12TH PL
012	403970	0150	10/22/02	\$500,000	2170	1300	9	1970	4	9798	Y	N	432 174TH PL NE
012	403970	1200	2/12/03	\$400,000	2200	500	9	1968	4	3150	Y	N	237 173RD PL NE
012	215980	0120	2/27/02	\$443,000	2250	0	9	1980	4	13500	N	N	14203 NE 12TH PL
012	143370	0020	4/14/03	\$445,000	2290	0	9	1978	4	13860	N	N	909 147TH PL NE
012	738520	0140	4/17/02	\$440,000	2310	0	9	1965	3	13585	N	N	14425 NE 12TH PL
012	934670	0080	7/29/03	\$416,000	2430	0	9	1978	4	9900	N	N	14109 NE 2ND ST
012	331650	0105	2/19/02	\$441,000	2460	0	9	1979	3	36654	N	N	15760 NE 6TH ST
012	883990	0131	7/21/03	\$568,500	2480	0	9	1953	5	44280	N	N	14025 NE 6TH ST
012	934670	0360	6/18/02	\$415,000	2490	0	9	1978	4	9450	N	N	210 141ST AV NE
012	331650	0110	2/20/03	\$490,000	2590	0	9	1979	3	36654	N	N	15808 NE 6TH ST
012	807830	0050	11/26/02	\$445,000	2620	0	9	1986	3	16197	N	N	1511 143RD AV NE

Improved Sales Used in this Annual Update Analysis
Area 91
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	272505	9048	7/24/03	\$558,800	2700	0	9	2002	3	16022	N	N	918 144TH AV NE
012	417830	0400	3/21/03	\$495,000	2710	0	9	1979	4	13515	N	N	14317 NE 10TH PL
012	807830	0100	3/7/03	\$480,000	2720	0	9	1980	3	13468	N	N	1406 143RD AV NE
012	807830	0040	9/10/03	\$489,000	2740	0	9	1980	3	12240	N	N	1505 143RD AV NE
012	934670	0160	3/26/02	\$405,000	2740	0	9	1978	4	9900	N	N	306 142ND AV NE
012	252505	9206	6/25/03	\$443,000	2800	0	9	2001	3	7522	N	N	NORTHUP WY
012	272505	9128	9/3/03	\$478,000	2880	0	9	1979	4	21344	N	N	1411 143RD PL NE
012	066235	0110	11/15/02	\$534,000	2980	0	9	1998	3	10134	N	N	510 150TH PL NE
012	066235	0100	9/18/02	\$545,000	3000	0	9	1998	3	9513	N	N	498 150TH PL NE
012	417830	0040	9/19/03	\$583,000	3080	0	9	1981	5	13870	N	N	1045 144TH AV NE
012	807830	0070	2/11/03	\$513,000	3090	0	9	1981	3	17200	N	N	1508 143RD AV NE
012	066235	0080	6/11/03	\$550,000	3240	0	9	1999	3	6573	N	N	452 150TH PL NE
012	417830	0270	8/22/03	\$445,000	3270	0	9	1978	4	14229	N	N	1009 141ST PL NE
012	329600	0100	6/26/03	\$494,950	3710	0	9	1962	4	14705	N	N	15040 NE 11TH PL
012	417830	0200	11/22/02	\$480,000	2380	0	10	1982	4	12972	N	N	1112 141ST PL NE
012	417830	0170	7/16/02	\$495,000	2540	0	10	1982	4	14800	N	N	1115 142ND PL NE
012	127700	0300	7/18/03	\$499,000	2580	0	10	1998	3	6753	N	N	14742 NE 16TH ST
012	127700	0340	2/8/02	\$570,000	2920	0	10	1998	3	6508	N	N	14667 NE 16TH ST
012	127700	0290	9/24/02	\$500,000	2980	0	10	1999	3	6247	N	N	14760 NE 16TH ST
012	127700	0080	4/23/02	\$540,000	3020	0	10	1998	3	7355	N	N	14642 NE 16th ST
012	127700	0130	7/22/02	\$585,000	3320	0	10	1998	3	7776	N	N	14683 NE 16TH ST
012	262505	9270	7/16/02	\$769,800	3490	0	10	2001	3	8791	N	N	1020 148TH AV NE
012	262505	9293	7/8/02	\$745,000	3490	0	10	2001	3	6175	N	N	1024 148TH AV NE
012	262505	9290	4/18/02	\$765,000	3640	0	10	2001	3	8632	N	N	1012 NE 148TH PL
012	262505	9292	2/24/03	\$765,000	3660	0	10	2001	3	7255	N	N	1022 148TH AV NE
012	262505	9289	2/4/02	\$759,000	3720	0	10	2001	3	7227	N	N	1010 148TH AV NE
012	262505	9287	2/19/02	\$775,000	4040	0	10	2001	3	8127	N	N	1008 148TH AV NE
012	127700	0230	12/2/02	\$505,000	2880	0	11	1998	3	8493	N	N	14797 NE 16TH ST
012	883990	0230	6/2/03	\$1,017,000	4205	0	11	2000	3	20800	N	N	738 140TH AV NE
013	943530	0055	2/22/02	\$220,000	1060	0	6	1933	4	12972	N	N	15504 NE 60TH ST
013	555630	0111	9/5/03	\$262,000	1390	0	6	1953	4	9800	N	N	16424 NE 40TH ST

Improved Sales Used in this Annual Update Analysis
Area 91
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	142505	9103	9/22/03	\$325,000	1680	0	6	1951	4	23522	N	N	16030 NE 51ST ST
013	260040	0010	9/8/03	\$247,000	930	400	7	1955	3	9085	N	N	4211 162ND AV NE
013	182800	0990	3/6/02	\$269,000	950	440	7	1969	4	11310	N	N	15609 NE 56TH WY
013	808780	0210	7/10/03	\$270,000	1060	500	7	1963	5	5520	N	N	5320 155TH AV NE
013	327576	0330	4/14/02	\$239,000	1080	0	7	1968	3	8284	N	N	1719 172ND CT NE
013	215500	0470	9/24/03	\$264,900	1110	950	7	1967	4	9920	N	N	16120 NE 57TH ST
013	313410	0054	6/23/03	\$316,450	1140	340	7	1967	4	9600	N	N	3235 180TH AV NE
013	808780	0250	7/8/02	\$324,900	1150	590	7	1963	4	5750	N	N	5410 155TH AV NE
013	808780	0510	10/3/03	\$285,000	1150	700	7	1963	5	8553	N	N	15527 156TH AV NE
013	808780	0400	7/10/03	\$273,000	1150	440	7	1963	4	7350	N	N	5315 155TH AV NE
013	808780	0460	8/28/03	\$265,000	1150	1120	7	1963	3	7600	N	N	5211 155TH AV NE
013	808780	0420	5/15/02	\$268,000	1160	530	7	1963	3	9490	N	N	5305 155TH AV NE
013	182800	1190	3/24/03	\$317,000	1180	500	7	1969	3	8760	N	N	5309 159TH AV NE
013	182800	0760	7/17/03	\$300,000	1180	360	7	1968	4	8400	N	N	15815 NE 53RD ST
013	327575	0040	7/15/03	\$317,000	1210	100	7	1968	4	7350	N	N	17240 NE 16TH PL
013	215500	0030	4/23/02	\$264,500	1220	500	7	1968	3	11000	N	N	5514 162ND AV NE
013	541180	0050	3/5/03	\$317,000	1240	760	7	1963	5	10035	N	N	5731 156TH AV NE
013	808780	0150	7/15/03	\$305,200	1240	670	7	1963	4	6675	N	N	5226 155TH AV NE
013	808780	0230	7/1/02	\$280,000	1240	1200	7	1963	4	5100	N	N	15516 NE 54TH PL
013	327575	0260	2/19/02	\$269,000	1240	100	7	1967	4	7200	N	N	17233 NE 15TH PL
013	815550	0020	9/8/03	\$334,000	1250	1250	7	1968	4	7140	N	N	1412 173RD AV NE
013	327575	0120	6/11/02	\$295,000	1250	450	7	1968	4	5225	N	N	17200 NE 16TH PL
013	808780	0360	1/16/03	\$262,000	1290	940	7	1963	4	8400	N	N	5407 155TH AV NE
013	327576	0110	7/22/03	\$322,500	1300	350	7	1968	4	8025	N	N	1837 172ND PL NE
013	182800	0200	5/15/03	\$309,000	1300	430	7	1967	4	8520	N	N	5612 159TH PL NE
013	753990	0150	8/15/03	\$259,000	1340	960	7	1918	4	7840	N	N	3235 177TH AV NE
013	182800	1080	4/16/02	\$280,775	1340	650	7	1967	4	10080	N	N	5503 157TH DR NE
013	327576	0410	9/17/03	\$299,900	1350	0	7	1968	3	7242	N	N	17273 NE 18TH PL
013	215500	0490	5/19/03	\$250,000	1350	0	7	1968	4	9558	N	N	16204 NE 57TH ST
013	182800	0830	2/7/03	\$263,000	1360	0	7	1966	3	8400	N	N	15720 NE 53RD ST
013	182800	1270	9/10/03	\$247,700	1360	0	7	1966	4	8050	N	N	5518 157TH DR NE

Improved Sales Used in this Annual Update Analysis
Area 91
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	313410	0052	3/22/02	\$259,000	1370	750	7	1967	4	9728	N	N	3215 180TH AV NE
013	438860	0050	5/5/03	\$272,000	1380	0	7	1968	3	7000	N	N	17309 NE 42ND ST
013	182800	0580	10/21/02	\$255,000	1390	0	7	1970	4	8472	N	N	5328 156TH AV NE
013	142505	9133	10/16/02	\$290,000	1390	0	7	1951	3	10735	N	N	5009 159TH CT NE
013	182800	0700	11/6/02	\$260,000	1400	0	7	1971	4	8400	N	N	15709 NE 53RD ST
013	327576	0310	3/5/03	\$279,000	1420	0	7	1969	4	7370	N	N	1735 172ND CT NE
013	856301	0260	7/1/02	\$295,000	1450	780	7	1965	4	6148	N	N	17909 NE 19TH PL
013	327575	0190	7/14/03	\$281,000	1460	0	7	1967	4	7373	N	N	1505 172ND PL NE
013	327575	0290	4/14/03	\$259,950	1460	0	7	1967	4	8500	N	N	17255 NE 15TH PL
013	182800	0600	11/4/03	\$318,000	1480	670	7	1974	4	9000	N	N	5416 156TH DR NE
013	182800	0350	8/9/02	\$343,000	1500	630	7	1966	3	8342	N	N	15809 NE 56TH WY
013	182800	0320	4/23/02	\$310,000	1500	1380	7	1967	4	11550	N	N	5512 158TH PL NE
013	252505	9146	6/27/03	\$260,000	1530	0	7	1977	3	10454	N	N	1711 173RD AV NE
013	142505	9082	8/8/03	\$430,000	1550	1320	7	1965	4	23958	N	N	15608 NE 59TH WY
013	182800	1260	7/11/03	\$340,000	1620	440	7	1966	4	8050	N	N	5512 157TH DR NE
013	856300	0780	6/24/02	\$323,000	1640	0	7	1967	4	7600	N	N	1426 177TH AV NE
013	182800	0710	6/2/03	\$287,000	1670	0	7	1969	3	8400	N	N	15715 NE 53RD ST
013	142505	9166	5/24/02	\$421,500	1730	1480	7	1995	3	17113	Y	N	15612 NE 59TH WY
013	541180	0160	3/28/02	\$283,000	1740	0	7	1963	5	6800	N	N	5712 155TH AV NE
013	327576	0260	3/14/02	\$257,000	1740	0	7	1968	3	8030	N	N	1718 172ND PL NE
013	026700	0180	11/4/02	\$415,000	2030	0	7	1967	4	12000	N	N	1635 177TH AV NE
013	542256	0120	7/23/03	\$260,000	900	640	8	1977	3	6000	N	N	6416 156TH PL NE
013	542256	0510	2/19/03	\$267,000	1020	1090	8	1977	3	5700	N	N	6546 159TH AV NE
013	542257	0350	6/11/03	\$258,000	1110	730	8	1979	3	5400	N	N	5906 158TH WY NE
013	339530	0280	9/15/03	\$322,500	1170	560	8	1977	3	8260	N	N	17023 NE 42ND ST
013	856301	0440	7/3/03	\$424,900	1190	1190	8	1966	4	14145	N	N	1215 180TH PL NE
013	106630	0230	2/20/02	\$256,000	1200	720	8	1967	4	8720	N	N	17455 NE 11TH ST
013	339530	0120	3/12/03	\$310,000	1220	510	8	1977	3	7700	N	N	16918 NE 42ND ST
013	752710	0060	8/23/02	\$330,000	1230	720	8	1979	3	9200	N	N	3538 173RD CT NE
013	681100	0060	12/13/02	\$315,000	1230	210	8	1968	4	12037	N	N	2023 175TH AV NE
013	252505	9171	2/14/03	\$372,800	1240	850	8	1978	3	12196	N	N	1901 177TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 91
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	437670	0520	8/27/02	\$355,000	1240	1060	8	1973	3	9625	Y	N	18260 NE 31ST ST
013	555630	0034	6/26/03	\$364,950	1250	720	8	1978	3	9785	N	N	4115 172ND AV NE
013	313610	0010	9/8/03	\$289,000	1250	0	8	1978	4	11840	N	N	3605 175TH CT NE
013	856300	0630	10/17/03	\$415,000	1260	780	8	1974	4	7696	N	N	1343 177TH AV NE
013	856302	0320	9/3/03	\$344,000	1270	540	8	1974	4	8100	N	N	18121 NE 22ND ST
013	856293	0650	8/18/03	\$359,500	1280	810	8	1977	4	9000	N	N	15827 NE 50TH CT
013	856302	0120	6/19/03	\$365,500	1310	330	8	1967	4	7200	N	N	2204 182ND AV NE
013	730910	0350	6/19/03	\$379,000	1310	350	8	1976	3	7725	Y	N	4502 166TH PL NE
013	103600	0760	6/25/03	\$352,000	1310	600	8	1974	4	8100	N	N	18309 NE 25TH ST
013	103600	0770	3/6/02	\$339,500	1310	500	8	1974	3	13175	N	N	18305 NE 25TH ST
013	103600	0770	5/21/03	\$335,000	1310	500	8	1974	3	13175	N	N	18305 NE 25TH ST
013	226000	0230	7/12/02	\$327,500	1310	520	8	1976	4	9600	N	N	3352 172ND AV NE
013	226000	0010	6/18/03	\$339,000	1320	870	8	1977	3	9960	N	N	17475 NE 36TH ST
013	106600	0320	4/29/03	\$303,000	1320	720	8	1963	4	9102	N	N	947 177TH AV NE
013	752521	1570	10/17/03	\$216,500	1330	0	8	1978	4	2855	N	N	2523 174TH AV NE
013	752521	0330	7/28/03	\$213,000	1330	0	8	1978	4	2752	N	N	2712 174TH AV NE
013	752521	0280	2/7/03	\$210,000	1330	0	8	1978	4	2866	N	N	2628 174TH AV NE
013	752510	0270	9/9/03	\$223,000	1350	0	8	1968	3	2560	N	N	2612 175TH AV NE
013	752510	0680	6/19/02	\$204,000	1350	0	8	1976	3	2588	N	N	2519 175TH AV NE
013	388231	0250	8/27/02	\$323,900	1350	830	8	1982	3	8000	N	N	5420 154TH AV NE
013	856305	0330	12/19/02	\$300,000	1350	780	8	1968	3	8000	N	N	18403 NE 21ST ST
013	856305	0340	7/3/03	\$262,500	1350	0	8	1967	3	7725	N	N	18407 NE 21ST ST
013	752521	1200	4/10/03	\$232,500	1360	0	8	1978	4	3252	N	N	2723 174TH AV NE
013	752521	1470	7/10/02	\$212,000	1360	0	8	1978	4	3021	N	N	2609 174TH AV NE
013	752521	1400	3/20/03	\$207,500	1360	0	8	1979	4	2752	N	N	2623 174TH AV NE
013	542256	0880	7/26/02	\$295,000	1370	770	8	1978	3	6300	N	N	15817 NE 66TH PL
013	864430	0190	5/23/02	\$333,000	1390	170	8	1976	3	9100	N	N	17618 NE 30TH PL
013	753990	0110	3/19/03	\$330,000	1390	340	8	1977	4	9600	N	N	17521 NE 33RD PL
013	815550	0140	5/16/02	\$314,000	1400	1240	8	1968	4	7232	N	N	1400 175TH PL NE
013	856305	0090	1/24/02	\$290,000	1400	0	8	1974	4	8240	N	N	18514 NE 21ST ST
013	339530	0100	8/1/02	\$337,000	1410	500	8	1977	3	9453	N	N	16934 NE 42ND ST

Improved Sales Used in this Annual Update Analysis
Area 91
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	252505	9170	8/5/03	\$359,000	1410	1030	8	1978	3	12196	N	N	1907 177TH AV NE
013	856305	0140	5/22/03	\$347,900	1420	500	8	1974	3	7725	N	N	18402 NE 21ST ST
013	279041	0270	10/8/03	\$375,000	1420	350	8	1977	4	12600	N	N	18504 NE 25TH WY
013	103640	0180	11/20/02	\$373,500	1420	700	8	1973	4	10200	N	N	2415 179TH AV NE
013	856306	0110	6/9/03	\$395,000	1420	990	8	1972	4	12052	N	N	2221 186TH AV NE
013	810040	0190	11/14/02	\$363,500	1420	440	8	1984	3	9883	N	N	17209 NE 33RD ST
013	810040	0100	10/30/02	\$380,000	1420	610	8	1984	3	14125	N	N	3202 173RD AV NE
013	388232	0020	3/26/03	\$306,000	1420	630	8	1979	4	12600	N	N	5212 154TH AV NE
013	815550	0050	5/23/03	\$374,000	1430	400	8	1968	4	8040	N	N	17309 NE 15TH ST
013	336650	0080	5/22/03	\$349,000	1430	360	8	1975	4	11400	N	N	17714 NE 26TH ST
013	815550	0240	3/7/03	\$280,000	1430	0	8	1968	3	9000	N	N	17306 NE 15TH ST
013	106620	0240	9/11/03	\$374,500	1440	1100	8	1974	4	11160	N	N	940 178TH PL NE
013	856308	0250	10/14/03	\$440,000	1460	720	8	1973	3	11900	N	N	18503 NE 19TH PL
013	856293	0360	7/28/03	\$375,000	1460	790	8	1978	4	8000	N	N	4507 159TH AV NE
013	542256	0490	8/22/02	\$287,850	1460	0	8	1977	4	6720	N	N	6534 159TH AV NE
013	856293	0660	4/9/02	\$375,000	1460	750	8	1977	3	9000	N	N	15828 NE 50TH CT
013	856300	1530	6/11/03	\$344,000	1460	0	8	1967	4	9310	N	N	17904 NE 13TH ST
013	106630	0370	1/16/02	\$349,563	1460	1060	8	1966	4	8910	N	N	17443 NE 12TH ST
013	106630	0030	8/4/03	\$343,515	1460	680	8	1967	4	9600	N	N	17444 NE 12TH ST
013	437670	0170	2/18/03	\$289,950	1460	0	8	1969	3	10400	N	N	2823 182ND AV NE
013	106630	0070	5/3/02	\$310,000	1460	920	8	1967	4	10800	N	N	17412 NE 12TH ST
013	306620	0090	7/1/03	\$484,500	1470	1080	8	1979	3	9576	N	N	16523 NE 48TH ST
013	306620	0090	6/12/02	\$450,000	1470	1080	8	1979	3	9576	N	N	16523 NE 48TH ST
013	106630	0190	9/5/03	\$375,000	1470	970	8	1968	4	10384	N	N	17415 NE 11TH ST
013	103600	0940	9/26/02	\$360,000	1470	860	8	1966	3	6760	N	N	18105 NE 28TH ST
013	279040	0400	6/26/03	\$352,000	1470	780	8	1976	4	14400	N	N	18503 NE 25TH ST
013	856300	1320	9/22/03	\$312,500	1480	0	8	1967	4	9009	N	N	1424 179TH PL NE
013	306620	0430	4/10/02	\$385,000	1490	980	8	1979	3	10500	N	N	16322 NE 46TH ST
013	115800	0010	5/8/03	\$298,000	1490	0	8	1979	3	9614	N	N	4041 172ND AV NE
013	730910	0470	2/3/03	\$375,000	1500	700	8	1976	3	9375	N	N	16645 NE 46TH ST
013	542256	0250	4/25/03	\$262,900	1500	0	8	1977	3	5400	N	N	6310 157TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 91
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	730910	0300	6/11/03	\$318,000	1500	0	8	1976	3	7200	N	N	16535 NE 46TH ST
013	182800	0270	8/12/02	\$325,000	1500	630	8	1966	4	9750	N	N	5409 159TH PL NE
013	103640	0040	10/16/03	\$398,000	1510	860	8	1972	4	13800	N	N	17804 NE 25TH ST
013	438860	0080	12/9/02	\$314,000	1510	290	8	1976	4	5500	Y	N	17322 NE 42ND ST
013	864430	0210	6/19/02	\$352,000	1510	800	8	1975	4	8800	N	N	3005 177TH AV NE
013	106600	0170	12/26/02	\$327,000	1520	0	8	1976	4	22040	N	N	17301 NE 10TH ST
013	542257	0140	8/5/03	\$312,950	1530	0	8	1979	3	5500	N	N	15911 NE 59TH WY
013	856300	0295	1/22/02	\$349,000	1530	730	8	1976	4	7600	N	N	17605 NE 15TH PL
013	142505	9180	6/24/02	\$349,500	1540	0	8	1988	3	11603	Y	N	16245 NE 51ST ST
013	856301	0560	6/5/02	\$330,000	1540	700	8	1965	4	7910	N	N	18011 NE 12TH PL
013	106630	0390	8/14/03	\$326,200	1540	840	8	1967	4	8910	N	N	17459 NE 12TH ST
013	856304	0170	12/2/02	\$265,000	1540	0	8	1967	3	7200	N	N	18308 NE 20TH ST
013	856305	0440	12/5/02	\$335,000	1550	0	8	1968	3	6875	N	N	18518 NE 20TH PL
013	542257	0320	1/3/02	\$276,000	1550	0	8	1979	3	7500	N	N	5911 159TH CT NE
013	144900	0240	10/15/02	\$337,500	1550	1180	8	1978	4	11840	N	N	2124 180TH CT NE
013	306620	0020	3/14/02	\$447,000	1560	1060	8	1980	4	9360	Y	N	16464 NE 46TH ST
013	131300	0150	7/30/02	\$349,000	1560	0	8	1968	4	9750	N	N	2829 177TH AV NE
013	152355	0090	4/24/02	\$366,000	1560	810	8	1991	3	4768	N	N	2931 173RD CT NE
013	106630	0290	1/22/02	\$297,900	1560	620	8	1967	4	8829	N	N	17420 NE 11TH ST
013	106600	0340	9/27/02	\$350,000	1570	1070	8	1966	4	8960	N	N	931 177TH AV NE
013	337660	0140	8/19/02	\$294,000	1570	0	8	1975	4	9975	N	N	17209 NE 14TH ST
013	856302	0330	4/16/02	\$330,000	1580	610	8	1966	4	9690	N	N	2205 182ND AV NE
013	856293	0300	7/10/02	\$340,000	1590	0	8	1978	3	12600	N	N	15807 NE 46TH CT
013	856300	0170	7/8/02	\$405,000	1590	1540	8	1968	4	9375	N	N	1329 176TH AV NE
013	437670	0590	11/22/02	\$317,500	1590	0	8	1973	4	9225	N	N	18216 NE 31ST ST
013	388230	0100	3/6/03	\$312,500	1600	0	8	1984	3	16510	N	N	15414 NE 59TH ST
013	752680	0100	10/24/03	\$359,500	1600	910	8	1975	4	9180	Y	N	3312 181ST PL NE
013	752680	0100	2/22/02	\$355,000	1600	910	8	1975	4	9180	Y	N	3312 181ST PL NE
013	226000	0110	3/10/03	\$340,000	1600	840	8	1976	4	9500	N	N	3415 175TH AV NE
013	730910	0450	6/28/02	\$380,000	1610	0	8	1976	3	7500	N	N	16629 NE 46TH ST
013	542257	0110	10/31/02	\$270,000	1610	0	8	1979	3	5500	N	N	15825 NE 59TH WY

Improved Sales Used in this Annual Update Analysis
Area 91
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	730910	0180	5/20/03	\$360,000	1610	800	8	1975	3	7848	Y	N	4529 165TH AV NE
013	856293	0280	4/5/02	\$349,500	1610	550	8	1978	3	13500	N	N	15806 NE 46TH CT
013	106620	0110	6/7/02	\$340,000	1610	870	8	1972	4	10920	N	N	949 178TH AV NE
013	026702	0150	11/27/02	\$360,000	1610	610	8	1982	3	11454	N	N	2115 177TH PL NE
013	182800	0530	10/21/02	\$423,500	1610	1040	8	2000	3	8307	N	N	5222 156TH AV NE
013	306260	0220	2/3/03	\$339,500	1620	1000	8	1972	3	8800	N	N	3201 176TH CT NE
013	856316	0170	5/31/02	\$339,000	1620	770	8	1977	4	9324	N	N	1310 175TH PL NE
013	856305	0120	8/20/02	\$332,000	1620	820	8	1977	4	7725	N	N	18410 NE 21ST ST
013	542257	0150	4/1/02	\$272,500	1640	0	8	1979	3	5500	N	N	15919 NE 59TH WY
013	131300	0090	7/23/03	\$349,900	1640	1130	8	1968	3	9600	N	N	17702 NE 29TH ST
013	132505	9069	9/19/02	\$321,500	1640	0	8	1974	3	12632	N	N	4220 172ND AV NE
013	339530	0030	2/21/03	\$314,000	1640	330	8	1977	3	9216	N	N	4307 171ST AV NE
013	106610	0330	1/15/03	\$395,000	1640	530	8	1972	4	18400	N	N	839 179TH CT NE
013	542256	0990	7/26/02	\$272,500	1650	0	8	1977	3	5250	Y	N	15712 NE 65TH ST
013	103600	0690	12/4/02	\$400,000	1650	1540	8	1975	4	9500	N	N	18312 NE 25TH ST
013	542256	0110	8/5/03	\$309,950	1650	0	8	1977	3	7150	N	N	6406 156TH PL NE
013	542256	0520	7/25/03	\$269,900	1650	0	8	1977	3	5500	N	N	6554 159TH AV NE
013	437670	0270	7/10/03	\$295,940	1650	0	8	1969	3	10067	N	N	18217 NE 28TH ST
013	752690	0040	6/16/03	\$440,000	1660	1660	8	1976	4	13886	Y	N	612 177TH LN NE
013	226000	0050	10/23/02	\$353,900	1660	0	8	1977	4	12477	N	N	17422 NE 35TH PL
013	542256	0680	9/17/03	\$263,000	1660	0	8	1976	3	8400	N	N	15804 NE 67TH PL
013	388230	0010	8/7/02	\$316,000	1670	0	8	1982	3	11491	N	N	5606 154TH AV NE
013	313410	0201	8/1/03	\$428,500	1700	0	8	1959	4	22950	N	N	3828 172ND AV NE
013	753990	0080	7/22/02	\$439,000	1700	1080	8	1977	4	12800	N	N	17501 NE 33RD PL
013	542256	0530	10/21/03	\$310,000	1710	0	8	1977	3	5500	N	N	6560 159TH AV NE
013	131300	0470	10/10/02	\$325,000	1710	450	8	1967	3	6760	N	N	2803 178TH AV NE
013	542257	0530	8/15/02	\$277,000	1710	0	8	1978	3	9170	N	N	6324 159TH WY NE
013	542257	0520	5/30/02	\$275,000	1720	0	8	1978	4	6960	N	N	6316 159TH PL NE
013	178683	0160	6/5/02	\$337,950	1740	350	8	1980	3	11700	N	N	16864 NE 42ND CT
013	856305	0270	11/11/02	\$410,000	1750	700	8	1972	4	8100	N	N	18311 NE 20TH ST
013	131300	0520	2/24/03	\$324,900	1750	0	8	1967	3	11280	N	N	2835 178TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 91
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	103600	0180	5/23/03	\$378,300	1750	860	8	1965	4	11000	N	N	2706 181ST AV NE
013	542256	0930	11/21/02	\$260,000	1750	0	8	1977	3	3900	N	N	6525 159TH AV NE
013	106620	0380	7/9/02	\$305,000	1760	0	8	1968	4	10400	N	N	1028 179TH PL NE
013	131300	0570	8/13/03	\$339,000	1780	0	8	1965	3	6000	N	N	2810 179TH AV NE
013	103640	0100	7/16/02	\$369,000	1780	580	8	1973	4	13500	N	N	2407 178TH AV NE
013	542257	0220	8/8/03	\$270,000	1780	0	8	1979	3	5760	N	N	5936 160TH CT NE
013	856293	0020	3/12/02	\$315,000	1780	0	8	1977	3	9632	N	N	5031 158TH AV NE
013	856293	0550	10/17/02	\$325,000	1780	650	8	1978	3	11700	N	N	4842 159TH AV NE
013	752510	0280	5/5/03	\$245,950	1790	0	8	1968	3	2240	N	N	2614 175TH AV NE
013	856302	0410	2/21/02	\$345,000	1790	0	8	1965	5	12500	N	N	2011 182ND AV NE
013	856305	0160	12/12/02	\$309,000	1790	0	8	1969	4	7725	N	N	18316 NE 21ST ST
013	752510	0470	12/19/02	\$230,000	1800	0	8	1968	3	2560	N	N	2627 175TH AV NE
013	144900	0250	7/31/03	\$359,950	1810	580	8	1978	4	12750	N	N	2130 180TH CT NE
013	103600	0620	4/1/03	\$352,500	1810	0	8	1968	4	9500	N	N	2514 183RD AV NE
013	752521	1250	7/11/03	\$240,000	1810	0	8	1978	4	2752	N	N	2713 174TH AV NE
013	752521	1210	11/25/02	\$239,000	1810	0	8	1978	4	3168	N	N	2721 174TH AV NE
013	131300	0410	4/17/03	\$296,000	1810	0	8	1967	3	9600	N	N	2832 178TH AV NE
013	542256	0690	7/23/03	\$264,000	1820	0	8	1978	3	6000	N	N	15803 NE 67TH PL
013	810040	0050	9/11/03	\$333,000	1820	0	8	1984	3	16893	N	N	3308 173RD AV NE
013	131300	0270	6/25/03	\$379,500	1830	800	8	1968	3	10974	N	N	17706 NE 27TH ST
013	943530	0032	8/20/03	\$459,975	1850	600	8	1980	4	19602	Y	N	15709 NE 62ND CT
013	437680	0040	4/11/03	\$365,000	1850	480	8	1974	4	12864	N	N	18303 NE 28TH ST
013	856303	0380	10/30/03	\$305,000	1850	0	8	1973	4	11340	N	N	1840 184TH AV NE
013	106630	0270	4/21/03	\$325,000	1860	0	8	1967	4	8927	N	N	17438 NE 11TH ST
013	896500	0230	6/10/02	\$329,000	1880	0	8	1967	4	17250	N	N	17816 NE 33RD ST
013	505680	0340	6/6/02	\$400,000	1900	0	8	1968	4	9200	N	N	17318 NE 18TH PL
013	106600	0620	5/7/02	\$312,000	1910	0	8	1962	4	10200	N	N	964 177TH AV NE
013	313410	0176	9/8/03	\$356,500	1920	0	8	1976	4	16060	Y	N	3720 172ND AV NE
013	106620	0130	7/24/03	\$360,000	1930	1520	8	1968	4	10200	N	N	956 178TH AV NE
013	856301	0410	6/18/03	\$325,000	1930	0	8	1966	4	8364	N	N	1615 180TH AV NE
013	856308	0200	12/16/02	\$550,000	1940	1430	8	1977	4	15000	Y	N	1636 185TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 91
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	226000	0030	4/29/03	\$330,000	1940	0	8	1977	4	11000	N	N	3523 175TH AV NE
013	103600	0220	11/20/02	\$329,000	1940	0	8	1968	3	8900	N	N	18204 NE 27TH ST
013	103600	0720	2/7/03	\$340,000	1940	0	8	1969	4	8250	N	N	18317 NE 25TH ST
013	106620	0040	2/4/03	\$345,000	1950	900	8	1973	4	9840	N	N	17824 NE 12TH ST
013	752510	0170	9/23/03	\$243,000	1950	0	8	1968	3	2567	N	N	2530 175TH AV NE
013	025990	0250	1/28/02	\$425,000	1960	0	8	2001	3	4900	N	N	17226 NE 25TH WY
013	505680	0010	7/2/03	\$375,000	1970	0	8	1972	3	9500	N	N	17305 NE 18TH PL
013	752510	0740	5/1/03	\$290,000	1980	0	8	1968	3	2645	N	N	2505 175TH AV NE
013	856303	0510	7/8/02	\$392,500	1980	0	8	1966	4	10125	N	N	1606 184TH AV NE
013	752510	0390	5/13/02	\$263,000	1980	0	8	1968	3	2632	N	N	17408 NE 27TH ST
013	152355	0070	8/18/03	\$354,000	1980	0	8	1991	3	5322	N	N	2915 173RD CT NE
013	279040	0420	9/11/02	\$345,000	1980	0	8	1975	3	15600	N	N	18519 NE 25TH ST
013	313610	0040	5/17/02	\$315,000	1990	0	8	1978	4	8100	N	N	3627 175TH CT NE
013	752521	0270	11/7/02	\$239,500	1990	0	8	1978	4	2750	N	N	2626 174TH AV NE
013	392010	0130	5/7/02	\$315,000	1990	0	8	1969	4	12467	N	N	2316 184TH AV NE
013	131300	0380	6/12/02	\$358,950	2000	0	8	1967	3	9600	N	N	2823 179TH AV NE
013	106600	0470	8/13/02	\$325,000	2000	0	8	1961	4	11400	N	N	922 178TH AV NE
013	131300	0310	2/3/03	\$330,000	2000	0	8	1967	4	9545	N	N	17810 NE 27TH ST
013	856304	0150	10/23/03	\$358,000	2010	0	8	1967	4	8800	N	N	2020 183RD AV NE
013	178683	0010	8/23/02	\$406,500	2010	1260	8	1981	3	15000	N	N	16877 NE 42ND CT
013	856304	0150	9/5/02	\$340,000	2010	0	8	1967	4	8800	N	N	2020 183RD AV NE
013	555630	0037	5/5/03	\$369,950	2020	0	8	1980	3	16100	N	N	4021 172ND AV NE
013	142505	9149	6/18/02	\$315,000	2020	0	8	1976	4	11325	N	N	16215 NE 51ST ST
013	856300	1340	8/22/02	\$375,000	2030	0	8	1965	4	8400	N	N	1438 179TH PL NE
013	178683	0060	10/7/03	\$355,000	2030	0	8	1980	3	11070	N	N	16725 NE 42ND CT
013	856301	0200	6/25/02	\$395,000	2040	0	8	1967	4	7725	N	N	1926 180TH AV NE
013	505680	0310	4/1/03	\$364,600	2050	0	8	1968	4	10500	N	N	1813 175TH PL NE
013	810040	0170	9/6/02	\$340,000	2050	0	8	1987	3	11454	N	N	3215 173RD AV NE
013	339530	0380	6/4/02	\$310,000	2060	0	8	1977	3	9180	N	N	4306 171ST AV NE
013	753990	0140	6/20/03	\$365,000	2070	340	8	1977	4	9600	N	N	17617 NE 33RD PL
013	103600	0370	9/19/02	\$350,000	2080	0	8	1967	4	7920	N	N	18117 NE 27TH ST

Improved Sales Used in this Annual Update Analysis
Area 91
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	932960	0140	7/23/03	\$432,100	2090	770	8	1987	3	12150	N	N	2009 178TH AV NE
013	152355	0260	2/14/03	\$330,000	2090	0	8	1991	3	4219	N	N	2912 173RD CT NE
013	542257	0020	2/3/03	\$275,000	2120	0	8	1979	3	8400	N	N	15627 NE 59TH WY
013	313410	0140	12/2/02	\$310,000	2120	0	8	1987	3	9055	N	N	17436 NE 38TH ST
013	106600	0020	10/25/02	\$419,500	2130	0	8	1969	4	9840	N	N	17702 NE 12TH ST
013	143760	0290	9/24/02	\$389,000	2140	0	8	1974	4	13800	N	N	2107 187TH AV NE
013	856305	0310	10/29/02	\$348,000	2150	0	8	1968	4	7500	N	N	2020 184TH AV NE
013	752557	0200	10/6/03	\$400,000	2150	1710	8	1963	3	23540	N	N	4244 NE BELLEVUE-REDMOND RD
013	306620	0130	9/18/02	\$319,000	2150	0	8	1979	3	8881	N	N	16611 NE 48TH CT
013	752510	0440	5/13/03	\$279,950	2170	0	8	1968	3	2991	N	N	2633 175TH AV NE
013	505680	0350	2/20/03	\$340,000	2220	0	8	1968	4	8250	N	N	17310 NE 18TH PL
013	142505	9037	8/27/03	\$564,000	2240	950	8	1977	5	45838	N	N	16021 NE 51ST ST
013	025990	0020	6/5/03	\$464,950	2240	0	8	2000	3	3842	N	N	22466 173RD PL NE
013	306620	0500	8/13/03	\$495,000	2250	0	8	1980	4	10000	N	N	16204 NE 46TH ST
013	437670	0630	3/5/02	\$422,500	2250	0	8	1973	4	10230	Y	N	18108 NE 31ST ST
013	143760	0130	3/11/03	\$389,000	2260	0	8	1974	4	12006	N	N	2114 187TH AV NE
013	505680	0200	1/8/02	\$302,950	2260	0	8	1968	4	7500	N	N	17312 NE 19TH PL
013	103640	0070	2/25/03	\$390,000	2270	0	8	1972	4	12100	N	N	2425 178TH AV NE
013	856316	0090	7/18/02	\$333,000	2270	0	8	1977	4	8800	N	N	1208 175TH PL NE
013	856302	0210	11/13/02	\$375,000	2280	0	8	1966	4	8856	N	N	18105 NE 23RD ST
013	306620	0250	11/11/02	\$361,000	2280	0	8	1979	4	8424	N	N	16642 NE 48TH ST
013	856308	0210	6/4/02	\$600,000	2300	1330	8	1973	4	14304	Y	N	1648 185TH AV NE
013	856305	0030	8/20/02	\$397,500	2320	0	8	1972	5	11440	N	N	2010 186TH AV NE
013	542256	0940	7/18/03	\$318,000	2330	0	8	1977	3	4900	N	N	6515 159TH AV NE
013	152355	0220	5/21/02	\$367,000	2330	0	8	1992	3	4160	N	N	3004 173RD CT NE
013	752557	0030	8/20/02	\$401,000	2350	0	8	1984	3	9684	N	N	4315 170TH CT NE
013	856293	0190	9/19/03	\$370,000	2350	0	8	1978	3	7725	N	N	15820 NE 47TH CT
013	856300	0620	6/21/03	\$363,000	2350	0	8	1967	4	7875	N	N	1401 177TH AV NE
013	753990	0090	3/17/03	\$385,000	2350	0	8	1977	4	13050	N	N	17507 NE 33RD PL
013	856303	0370	4/15/02	\$395,000	2370	0	8	1972	4	11500	N	N	1846 184TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 91
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	856300	1050	10/28/03	\$358,000	2370	0	8	1966	5	7446	N	N	1408 179TH AV NE
013	932960	0110	9/19/03	\$412,000	2370	0	8	1990	3	16828	N	N	2103 178TH AV NE
013	103600	0570	9/8/03	\$375,000	2380	0	8	1967	3	11000	N	N	2611 183RD AV NE
013	856316	0210	6/4/03	\$345,000	2380	0	8	1976	3	9000	N	N	17406 NE 13TH PL
013	752557	0050	8/28/03	\$393,500	2410	0	8	1984	3	9215	N	N	16908 NE 43RD CT
013	313410	0210	9/3/03	\$352,500	2450	0	8	1977	4	10824	N	N	3832 172ND AV NE
013	856293	0030	2/26/03	\$329,000	2450	0	8	1977	3	9520	N	N	5023 158TH AV NE
013	896501	0130	7/17/03	\$434,950	2460	0	8	1998	3	9471	N	N	17721 NE 34TH ST
013	743150	0280	5/30/03	\$589,000	2460	600	8	1957	4	50002	Y	N	1088 185TH AV NE
013	106600	0310	9/17/03	\$367,500	2540	0	8	1963	4	8880	N	N	955 177TH AV NE
013	106600	0540	1/27/03	\$353,000	2540	0	8	1962	3	8400	N	N	913 178TH AV NE
013	437670	0620	2/19/03	\$412,500	2580	0	8	1973	4	9620	Y	N	18112 NE 31ST ST
013	752680	0190	2/21/03	\$363,000	2580	0	8	1974	4	9680	N	N	18011 NE 33RD ST
013	752557	0020	6/11/03	\$420,000	2590	0	8	1985	3	9341	N	N	4321 170TH CT NE
013	437680	0090	11/27/02	\$398,000	2600	0	8	1973	3	10125	N	N	18312 NE 28TH ST
013	856301	0230	7/26/02	\$377,000	2610	0	8	1965	4	7520	N	N	1903 180TH AV NE
013	752510	0290	5/25/03	\$309,950	2630	0	8	1968	3	3040	N	N	2616 175TH AV NE
013	752510	0300	4/10/02	\$260,500	2630	0	8	1968	3	3040	N	N	2620 175TH AV NE
013	896500	0250	2/5/03	\$375,000	2670	0	8	1967	4	7975	N	N	3317 179TH AV NE
013	752680	0180	2/28/03	\$435,000	2720	0	8	1974	4	8085	N	N	3411 181ST AV NE
013	144900	0060	8/26/03	\$400,000	2790	0	8	1977	4	10000	N	N	2211 180TH PL NE
013	730910	0460	1/22/02	\$323,000	2820	0	8	1975	3	6000	N	N	16637 NE 46TH ST
013	026701	0050	4/22/02	\$325,000	2820	0	8	1976	3	7725	N	N	1918 177TH AV NE
013	856304	0100	7/9/02	\$480,000	2870	0	8	1974	4	8610	N	N	18209 NE 21ST ST
013	800850	0050	10/1/02	\$450,000	2990	0	8	1977	3	12060	N	N	2318 183RD CT NE
013	800850	0050	10/21/03	\$400,000	2990	0	8	1977	3	12060	N	N	2318 183RD CT NE
013	864430	0140	5/12/03	\$392,000	3020	0	8	1975	3	9000	N	N	17611 NE 30TH PL
013	313410	0118	11/19/02	\$501,000	3080	0	8	2001	3	11696	N	N	3520 172ND AV NE
013	435890	0060	12/23/02	\$460,000	3120	0	8	1984	3	10081	N	N	17019 NE 40TH CT
013	856303	0220	4/18/03	\$535,000	3400	0	8	1967	4	14000	N	N	1837 184TH AV NE
013	856300	1290	3/25/03	\$399,950	3580	0	8	1965	4	8160	N	N	1402 179TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 91
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	336940	0150	10/6/03	\$419,000	1520	1500	9	1978	4	9360	Y	N	17428 NE 31ST CT
013	106610	0430	11/26/02	\$405,000	1630	920	9	1979	3	14400	Y	N	910 179TH CT NE
013	279041	0240	5/5/03	\$362,000	1730	1110	9	1977	4	12000	N	N	18419 NE 26TH WY
013	894150	0030	6/24/02	\$378,000	1750	470	9	1977	3	12705	Y	N	18933 NE 20TH CT
013	336940	0090	6/19/03	\$459,000	1790	1010	9	1978	4	9996	N	N	17517 NE 31ST CT
013	856307	0290	6/24/02	\$450,000	1830	870	9	1997	3	15000	N	N	1231 185TH AV NE
013	336940	0170	6/13/03	\$425,000	1850	460	9	1978	3	9625	N	N	17412 NE 31ST CT
013	336940	0050	8/20/02	\$335,000	1850	440	9	1978	3	11097	N	N	17411 NE 31ST CT
013	856307	0150	7/24/03	\$460,000	1910	480	9	1974	4	13598	N	N	1465 185TH AV NE
013	932970	0030	7/15/02	\$435,000	1930	770	9	1984	4	10646	N	N	1880 179TH PL NE
013	336940	0160	12/18/02	\$443,000	1940	1880	9	1978	3	10323	N	N	17420 NE 31ST CT
013	306620	0600	9/3/03	\$406,000	1940	0	9	1980	4	9600	N	N	16207 NE 46TH ST
013	144285	0240	5/7/03	\$460,000	1970	870	9	1981	3	8470	N	N	16717 NE 41ST ST
013	144285	0240	1/24/02	\$455,000	1970	870	9	1981	3	8470	N	N	16717 NE 41ST ST
013	414165	0280	5/8/03	\$389,950	1980	0	9	1987	3	16200	Y	N	1703 187TH AV NE
013	743150	0243	2/21/02	\$611,500	2010	1910	9	1977	4	19750	Y	N	18525 NE 15TH PL
013	856302	0010	6/17/02	\$442,500	2040	0	9	1973	5	8400	N	N	2002 182ND AV NE
013	131300	0760	3/25/02	\$360,000	2050	0	9	1991	3	11560	N	N	17621 NE 27TH ST
013	743150	0242	1/16/02	\$485,000	2090	1630	9	1977	4	19751	Y	N	1270 185TH AV NE
013	773210	0160	6/26/03	\$410,000	2160	0	9	1987	3	9141	N	N	15609 NE 61ST CT
013	152355	0100	11/22/02	\$460,000	2170	820	9	1999	3	4412	N	N	2939 173RD PL NE
013	233180	0040	4/23/02	\$361,500	2200	0	9	1990	3	6763	N	N	5032 NE 157TH CT
013	152356	0100	11/26/02	\$425,000	2260	0	9	1999	3	5602	N	N	3002 172ND CT NE
013	142505	9182	5/14/02	\$415,750	2310	0	9	1989	3	10776	N	N	5020 159TH CT NE
013	144285	0270	2/6/02	\$475,000	2320	0	9	1980	3	11000	N	N	4045 168TH AV NE
013	132505	9098	4/12/02	\$421,000	2320	0	9	1996	3	9376	N	N	4016 172ND AV NE
013	856307	0250	6/19/03	\$490,000	2330	860	9	1993	4	10000	N	N	18422 NE 15TH PL
013	306620	0510	1/10/03	\$341,950	2340	0	9	1980	3	9775	N	N	16201 NE 45TH CT
013	279041	0210	6/27/02	\$382,500	2390	0	9	1977	3	11900	N	N	18406 NE 26TH WY
013	252505	9195	10/23/03	\$518,000	2430	1210	9	1996	3	8605	N	N	830 173RD AV NE
013	773210	0010	11/4/03	\$437,000	2470	0	9	1988	3	12597	N	N	15602 NE 61ST CT

Improved Sales Used in this Annual Update Analysis
Area 91
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	252505	9199	1/13/03	\$457,500	2540	0	9	1997	3	13841	N	N	17218 NE 22ND CT
013	132505	9096	1/17/02	\$379,950	2550	0	9	1989	3	10604	N	N	4221 WEST LAKE SAMMAMISH PW NE
013	403980	0020	10/24/03	\$539,999	2580	1030	9	1978	3	18913	N	N	611 175TH PL NE
013	144285	0230	3/10/03	\$455,777	2590	0	9	1985	3	8580	N	N	16709 NE 41ST ST
013	144285	0110	2/28/03	\$490,000	2650	0	9	1981	3	9600	N	N	16718 NE 41ST ST
013	359100	0030	3/17/03	\$477,000	2650	0	9	1994	3	13684	N	N	17319 NE 20TH CT
013	943530	0063	10/31/03	\$469,990	2720	0	9	2000	3	12823	N	N	15535 NE 62ND CT
013	142505	9150	4/23/02	\$575,000	2770	0	9	1988	3	43560	N	N	16007 NE 51ST ST
013	306620	0700	5/7/03	\$483,500	2780	0	9	1979	4	9500	Y	N	4523 164TH CT NE
013	932970	0130	1/25/02	\$422,000	2865	0	9	1984	4	13127	N	N	1845 179TH PL NE
013	932960	0250	3/11/03	\$500,000	2890	0	9	1984	3	12060	N	N	2007 179TH CT NE
013	403980	0160	2/22/02	\$488,000	3120	0	9	1978	3	20505	Y	N	411 WEST LAKE SAMMAMISH PW NE
013	856307	0050	1/9/02	\$550,000	3760	0	9	1975	5	14560	Y	N	1657 185TH AV NE
013	152355	0120	7/22/03	\$480,000	2380	860	10	1998	3	4954	N	N	3015 173RD CT NE
013	192506	9211	11/22/02	\$750,000	2390	2490	10	2001	3	10541	Y	N	18338 NE 28TH ST
013	519640	0310	10/15/03	\$474,500	2420	0	10	1990	3	10902	N	N	16515 NE 50TH ST
013	192506	9210	10/23/02	\$935,000	2450	2530	10	2001	3	9416	Y	N	18334 NE 28TH ST
013	519640	0090	6/21/02	\$533,000	2570	0	10	1988	3	9632	Y	N	5052 164TH CT NE
013	721232	0040	9/17/02	\$435,000	2580	0	10	1983	3	12944	N	N	2505 176TH CT NE
013	252505	9045	9/16/02	\$420,000	2590	0	10	1990	3	10198	N	N	2320 175TH CT NE
013	519640	0210	10/7/02	\$530,000	2600	0	10	1989	3	10778	Y	N	16359 NE 50TH ST
013	152355	0210	3/19/02	\$458,000	2750	540	10	1998	3	4160	N	N	3012 173RD CT NE
013	856307	0220	5/6/02	\$650,000	2790	0	10	1986	3	11439	Y	N	1419 185TH AV NE
013	519641	0140	7/16/03	\$625,000	2800	0	10	1990	3	12130	N	N	4902 162ND CT NE
013	519641	0280	6/18/02	\$527,500	2840	0	10	1990	3	9000	N	N	5008 162ND AV NE
013	664879	0040	10/23/03	\$535,000	2920	0	10	1989	3	16289	N	N	17607 NE 34TH CT
013	721232	0110	3/27/02	\$489,750	3030	0	10	1983	3	12011	N	N	2502 176TH CT NE
013	519690	0100	8/20/02	\$565,000	3080	0	10	1992	3	9705	Y	N	16119 NE 58TH CT
013	016190	0090	9/23/03	\$515,000	3110	0	10	1990	3	9064	N	N	16127 NE 41ST CT

Improved Sales Used in this Annual Update Analysis
Area 91
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	519642	0160	10/1/03	\$595,000	3140	0	10	1994	3	9175	N	N	16323 NE 50TH WY
013	519640	0050	1/6/03	\$511,000	3140	0	10	1990	3	10056	Y	N	16430 NE 50TH ST
013	519642	0200	3/4/03	\$684,500	3150	0	10	1995	3	10505	N	N	16423 NE 50TH WY
013	519690	0120	7/16/02	\$575,000	3250	0	10	1993	3	10992	N	N	16135 NE 58TH CT
013	132505	9099	6/16/03	\$539,000	3280	0	10	1990	3	10503	N	N	17214 NE 40TH ST
013	519641	0080	10/6/03	\$650,000	3290	0	10	1990	3	11581	N	N	16115 NE 49TH PL
013	519642	0030	6/14/02	\$620,000	3290	0	10	1994	3	9865	N	N	16528 NE 50TH WY
013	519642	0330	8/19/02	\$674,000	3380	0	10	1997	3	12716	N	N	4926 166TH CT NE
013	519642	0150	10/29/02	\$668,000	3430	0	10	1994	3	8962	N	N	4903 163RD AV NE
013	519642	0370	4/16/03	\$612,500	3500	0	10	1997	3	18269	N	N	4958 166th CT NE
013	519642	0270	7/8/02	\$657,000	3780	0	10	1996	3	11674	N	N	4963 166TH CT NE
013	160480	0050	5/13/03	\$799,000	3790	0	10	2003	3	7683	N	N	16229 NE 43RD CT
013	519641	0240	7/21/03	\$690,000	3900	0	10	1991	3	9934	N	N	4910 163RD AV NE
013	689100	0150	10/2/02	\$720,000	4080	0	10	1998	3	9875	N	N	16133 NE 44TH CT
013	141990	0050	4/28/03	\$850,000	4320	0	10	2001	3	8754	N	N	4017 173RD CT NE
013	131310	0150	5/29/02	\$650,000	2480	1240	11	1991	3	8400	Y	N	2608 176TH PL NE
013	160480	0010	1/9/03	\$1,050,000	3940	0	11	2001	3	10201	N	N	16203 NE 43RD CT

Improved Sales Removed from this Annual Update Analysis
Area 91
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
012	001120	0200	7/18/02	\$50,219	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
012	001120	0380	1/16/02	\$292,500	NON-REPRESENTATIVE
012	066235	0010	2/8/02	\$540,000	RELOCATION - SALE BY SERVICE
012	066235	0010	2/7/02	\$540,000	RELOCATION - SALE TO SERVICE
012	066235	0130	8/22/02	\$122,240	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.); AND OTHER WARNINGS DORRatio
012	127700	0170	1/7/02	\$555,000	RELOCATION - SALE BY SERVICE
012	127700	0170	1/4/02	\$555,000	RELOCATION - SALE TO SERVICE
012	127700	0270	2/3/03	\$287,000	RELOCATION - SALE BY SERVICE
012	127700	0270	9/13/02	\$323,000	RELOCATION - SALE TO SERVICE
012	127700	0290	4/29/02	\$500,000	RELOCATION - SALE TO SERVICE;
012	156080	0160	3/4/03	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR
012	156080	0470	7/3/02	\$230,000	SASS
012	156220	0290	1/10/03	\$113,956	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS DORRatio
012	194490	0150	2/25/03	\$267,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
012	194490	0240	11/14/02	\$110,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR DORRatio
012	261920	0010	7/13/02	\$61,196	STATEMENT TO DOR DORRatio
012	262505	9295	3/10/03	\$540,000	0 %COMPL
012	272505	9331	10/30/03	\$600,000	0 %COMPL
012	329600	0070	2/24/03	\$270,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
012	329820	0210	6/2/03	\$202,500	EXEMPT FROM EXCISE TAX
012	329820	0550	9/13/02	\$84,099	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
012	329820	0680	2/24/03	\$215,000	0 PrevImp<=10K
012	329820	0940	8/17/02	\$47,551	QUIT CLAIM DEED DORRatio
012	329820	1450	9/24/02	\$39,839	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS DORRatio
012	329830	0460	9/26/03	\$150,000	DIAGNOSTIC OUTLYER
012	329830	0500	9/27/02	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR
012	389110	0170	3/24/03	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR
012	403770	0085	8/5/03	\$144,685	0 DORRatio
012	403770	0090	5/31/02	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR
012	403770	0155	5/30/03	\$228,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR
012	403780	0080	6/24/02	\$267,100	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
012	403780	0215	7/9/03	\$277,475	DIAGNOSTIC OUTLYER
012	403780	0300	9/30/03	\$182,900	NON-REPRESENTATIVE
012	403780	0315	4/14/03	\$258,500	DIAGNOSTIC OUTLYER
012	403800	0165	3/27/02	\$277,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
012	403820	0320	10/8/03	\$255,500	RELOCATION - SALE TO SERVICE;
012	403820	0540	3/4/03	\$232,000	RELOCATION - SALE BY SERVICE

Improved Sales Removed from this Annual Update Analysis
Area 91
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
012	403820	0540	3/4/03	\$232,000	RELOCATION - SALE TO SERVICE
012	403820	0940	5/29/02	\$252,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
012	403850	0470	4/9/02	\$150,000	DIAGNOSTIC OUTLYER
012	403850	1070	8/26/03	\$285,000	0 UnFinArea
012	403880	0110	9/17/02	\$330,000	QUESTIONABLE PER APPRAISAL
012	403880	0570	11/20/02	\$279,900	DIAGNOSTIC OUTLYER
012	403890	0350	1/28/03	\$275,000	RELATED PARTY, FRIEND, OR NEIGHBOR
012	403900	0300	6/3/02	\$200,000	QUESTIONABLE PER SALES IDENTIFICATION
012	403970	1000	5/28/03	\$209,000	0 DORRatio
012	404040	0100	9/7/02	\$50,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR DORRatio
012	404040	0270	10/15/02	\$251,000	BANKRUPTCY - RECEIVER OR TRUSTEE
012	404040	0270	4/26/02	\$232,475	EXEMPT FROM EXCISE TAX
012	404050	0250	5/8/03	\$269,000	STATEMENT TO DOR
012	404060	0070	2/11/03	\$296,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
012	417830	0330	3/18/02	\$470,000	IMP CHARACTERISTIC CHANGED SINCE SALE
012	691872	0220	12/28/02	\$240,000	DIAGNOSTIC OUTLYER
012	738531	0060	4/15/03	\$388,500	RELOCATION - SALE TO SERVICE
012	807830	0090	10/4/02	\$375,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
012	885720	0100	6/17/02	\$195,000	SASS
012	885732	0200	12/5/02	\$255,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	016190	0040	12/10/02	\$470,000	DIAGNOSTIC OUTLYER
013	016190	0100	12/17/02	\$485,000	RELOCATION - SALE BY SERVICE
013	016190	0100	12/17/02	\$485,000	RELOCATION - SALE TO SERVICE
013	025990	0060	7/30/02	\$356,000	HCD OUTLYER
013	103640	0040	6/6/03	\$300,100	NON-REPRESENTATIVE
013	106600	0100	12/23/02	\$312,000	0 UnFinArea
013	106600	0250	1/23/03	\$101,161	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
013	131300	0150	7/30/02	\$349,000	RELOCATION - SALE TO SERVICE;
013	131310	0020	7/29/03	\$255,000	DIAGNOSTIC OUTLYER
013	131310	0040	10/14/03	\$357,000	DIAGNOSTIC OUTLYER
013	132505	9101	4/29/03	\$52,000	0 DORRatio
013	141990	0040	12/24/02	\$750,000	DIAGNOSTIC OUTLYER
013	141990	0050	4/21/03	\$850,000	RELOCATION - SALE TO SERVICE
013	141990	0060	2/1/02	\$777,000	HCD OUTLYER
013	143760	0040	2/25/02	\$219,490	DIAGNOSTIC OUTLYER
013	160480	0050	2/6/02	\$245,000	DORRatio
013	160480	0080	7/11/02	\$235,000	%COMPL
013	160480	0150	12/6/02	\$725,000	HCD OUTLYER
013	178683	0020	6/28/02	\$315,000	SASS
013	182800	0710	1/28/02	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	182800	1210	2/11/02	\$248,000	NON-REPRESENTATIVE
013	182800	1300	2/25/03	\$190,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	192506	9077	4/1/03	\$525,000	RELOCATION - SALE BY SERVICE
013	192506	9077	4/1/03	\$525,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed from this Annual Update Analysis
Area 91
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
013	215500	0080	5/10/02	\$148,372	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
013	215500	0120	6/26/03	\$215,000	NON-REPRESENTATIVE
013	226000	0410	7/26/02	\$42,021	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
013	242505	9148	2/10/03	\$355,000	DIAGNOSTIC OUTLYER
013	252505	9068	4/15/03	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
013	279041	0270	10/15/03	\$375,000	RELOCATION - SALE TO SERVICE;
013	279041	0310	1/7/02	\$380,000	RELOCATION - SALE BY SERVICE
013	306260	0010	4/3/03	\$447,500	DIAGNOSTIC OUTLYER
013	306620	0209	9/29/03	\$470,000	DIAGNOSTIC OUTLYER
013	306620	0590	1/8/02	\$338,000	RELOCATION - SALE BY SERVICE
013	313410	0129	4/11/02	\$250,000	RELOCATION - SALE BY SERVICE
013	313410	0129	3/12/02	\$250,000	RELOCATION - SALE TO SERVICE
013	313410	0145	3/19/02	\$79,200	0 DORRatio
013	313410	0200	9/18/03	\$600,000	TEAR DOWN
013	327575	0320	4/21/03	\$455,950	0 Obsol ActivePermitBeforeSale>25K
013	336940	0090	5/19/03	\$459,000	RELOCATION - SALE TO SERVICE;
013	339530	0150	4/2/03	\$83,750	0 DORRatio
013	388231	0240	12/23/02	\$64,983	0 DORRatio
013	414165	0220	1/9/02	\$170,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR DORRatio
013	437700	0050	3/12/03	\$239,174	QUIT CLAIM DEED
013	437700	0080	7/8/03	\$140,530	0 DORRatio
013	437700	0110	6/20/02	\$348,000	RELOCATION - SALE BY SERVICE
013	437700	0110	5/29/02	\$348,000	RELOCATION - SALE TO SERVICE
013	437700	0120	4/25/03	\$385,000	0 UnFinArea
013	505680	0010	1/17/02	\$255,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	505680	0210	5/30/02	\$289,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
013	505680	0270	7/1/02	\$325,000	QUESTIONABLE PER SALES IDENTIFICATION
013	505680	0290	2/19/03	\$125,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS DORRatio
013	519641	0310	1/3/03	\$435,000	0 DORRatio
013	519642	0330	7/19/02	\$674,000	RELOCATION - SALE TO SERVICE;
013	542256	0200	1/6/03	\$91,375	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR DORRatio
013	542256	0220	6/10/02	\$52,525	QUIT CLAIM DEED DORRatio
013	542256	0550	11/4/02	\$277,500	0 UnFinArea
013	542256	0800	6/2/03	\$164,800	0 UnFinArea
013	542257	0300	5/9/02	\$299,342	0 UnFinArea
013	555630	0103	8/27/03	\$300,000	GRADE 5
013	555630	0108	2/5/03	\$67,500	PARTIAL INTEREST (103, 102, Etc.) DORRatio
013	752521	0240	7/18/03	\$188,000	NON-REPRESENTATIVE
013	752557	0210	4/22/02	\$679,000	DIAGNOSTIC OUTLYER
013	773210	0050	7/30/02	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
013	808780	0220	8/12/03	\$134,000	0 DORRatio
013	810040	0140	10/17/03	\$287,500	DIAGNOSTIC OUTLYER
013	810040	0170	8/30/02	\$340,000	RELOCATION - SALE TO SERVICE;

Improved Sales Removed from this Annual Update Analysis
Area 91
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
013	856300	0030	8/22/02	\$305,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
013	856300	0350	2/8/02	\$366,062	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
013	856300	0960	8/25/03	\$134,093	0 DORRatio
013	856300	1340	2/28/02	\$250,000	NON-REPRESENTATIVE
013	856301	0060	10/14/02	\$462,000	DIAGNOSTIC OUTLYER
013	856301	0660	6/28/02	\$417,500	0 ActivePermitBeforeSale>25K
013	856301	0810	6/10/03	\$467,500	RELOCATION - SALE BY SERVICE
013	856301	0810	6/10/03	\$467,500	RELOCATION - SALE TO SERVICE
013	856302	0220	11/19/02	\$310,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
013	856303	0030	8/20/02	\$350,000	DIAGNOSTIC OUTLYER
013	856305	0380	2/1/03	\$363,000	RELOCATION - SALE BY SERVICE
013	856305	0380	2/1/03	\$363,000	RELOCATION - SALE TO SERVICE
013	891710	0207	5/30/02	\$371,500	SASS
013	932960	0170	4/1/02	\$485,000	IMP CHARACTERISTIC CHANGED SINCE SALE
013	943530	0061	8/15/02	\$415,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	943530	0062	8/26/02	\$420,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	943530	0064	8/7/02	\$425,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	943530	0066	11/25/02	\$240,000	Poor Condition
013	943530	0222	4/25/02	\$399,950	BANKRUPTCY - RECEIVER OR TRUSTEE

Vacant Sales Used in this Annual Update Analysis
Area 91

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
12	262505	9110	10/10/03	\$900,000	158994	N	N
12	262505	9295	2/4/02	\$154,500	10076	N	N
13	160480	0020	6/20/03	\$215,000	9426	N	N
13	160480	0040	1/4/02	\$245,000	9788	N	N
13	160480	0100	3/28/03	\$219,950	8835	N	N
13	160480	0130	2/6/03	\$227,950	8416	N	N
13	160480	0140	1/27/03	\$225,950	7298	N	N
13	242505	9075	10/20/03	\$140,000	16949	N	N
13	313410	0216	8/15/03	\$245,000	11475	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 91

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
12	262505	9074	8/22/02	\$1,200,000	BUILDER OR DEVELOPER SALES;



King County
Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2004

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2004 Revaluation for 2005 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr